**Return to: Box 10-B
Cohen & Cohen

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Deborah J. Cohen
Affiant

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 16th day of June, 2008.

Lee A. Cohen
Notary Public
My commission expires: 8-23-2011

15-0806-151449

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua P. Kear	SunTrust Mortgage, Inc.	119-12-0-086.00
3624 Westbrook Ave.	1001 Semmes Ave.	
Nashville, TN 37205	$ichmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Perry H. Long, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua P. Kear and wife, Carly Kear, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Perry H. Long, single by deed from Elizabeth M. Ford, unmarried, dated August 18, 2000, recorded August 28, 2000, of record in Instrument No. 20000828-0084690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 25 Cameo Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 06/17/08 13:13 2 pgs
Fees:13.00 Taxes:358.90
20080617-0062364

WITNESS my hand this 16th day of June, 2008.

Perry H. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Perry H. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 16th day of June, 2008.

State of Tennessee at Large

My Commission expires : 05/03/2010