PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Davidson County DEEDWARR
Recvd: 06/23/08 14:05 2 pgs
Fees:13.00 Taxes:1283.90

20080623-0064467

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49294
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristin Ehst 2012 12th Ave S Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10509022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$347,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory W. Munson and spouse, Grace C. Munson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristin Ehst** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, Page 65, Register's Office for said County.

SAID Lot No. 6 fronts 52 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back eastwardly between parallel lines, with the south margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

BEGINNING at a point, said point being located at the intersection of the southern margin of Caldwell Avenue and eastern margin of 12th Avenue, South, in an easterly direction a distance of 40 feet, more or less, to the point at which the southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25-foot radius in a southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25-foot radius becomes tangent to a line parallel to 12th Avenue , South; thence along a line parallel to 12th Avenue, South, in a southerly direction a distance of 26 feet, more or less, to the southern property line of said parcel; thence along the southern property line of said parcel in a westerly direction a distance of 10 feet, more or less, to the eastern margin of 12th Avenue, South; thence along the eastern margin of 12th Avenue, South, in a northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

BEING the same property conveyed to Gregory W. Munson and wife, Grace C. Munson by Warranty Deed from Southern Home Developers, LLC, a Tennessee limited liability company dated May 28, 2003 and recorded on May 30, 2003 of record in Document No. 20030530-0073026 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 332, Page 65 said Register's Office.

This is improved property, known as: 2012 12th Ave S, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2008.

Gregory W. Munson

Grace C. Munson

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2008 , before me the undersigned authority, personally appeared Gregory W. Munson and Grace C. Munson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $347,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2008

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public