Davidson County DEEDWARR
Recvd: 08/12/08 09:12 2 pgs
Fees:13.00 Taxes:751.10

20080812-0082738

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 8th day of August, 2008.

Notary Public
My commission expires: 9/20/08

03-0807-35547

Address of New Owner:	Send Tax Bills to:	Tax Information
Pamela A. Ryan	SunTrust Mortgage, Inc.	058-15-0-012.00
4217 Kings Court	401 Commerce Street	
Nashville TN 37218	Ste. 1000, Nashville, TN 37219	

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, Ray Brandon, Co-Trustee and Willie T. Bailey, Co-Trustee of the Calvin L. Calhoun, Sr., M. D. and Evelyn E. Calhoun Trust U/A/D April 29, 1997, and Ray Brandon and Willie T. Bailey, individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pamela A. Ryan, married, 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. 3, on the Plan of Royal Crest Subdivision, of record in Book 3700, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Calvin L. Calhoun, Sr., M. D. and wife, Evelyn E. Calhoun, Trustees and any successor Trustees thereto, U/A/D April 29, 1997 and any amendments thereto by quitclaim deed dated 4-29-97, recorded 5-6-97, in Book 10444, Page 164, Register's Office for Davidson County, Tennessee. Calvin L. Calhoun, Sr., M.D. and Evelyn E. Calhoun having since died, designating Ray Brandon and Willie T. Bailey as Co-Trustees.

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 4217 Kings Court, Nashville, TN 37218

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.

WITNESS my hand this 8th day of August, 2008.

Ray Brandon, Co-Trustee, Individually
and as Co-Trustee of the Calvin L. Calhoun,
Sr., M. D. and Evelyn E. Calhoun Trust
U/A/D April 29, 1997

Willie T. Bailey, Individually and as
Co-Trustee of the Calvin L. Calhoun, Sr.,
M.D. and Evelyn E. Calhoun Trust
U/A/D April 29, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Brandon and Willie T. Bailey, Co-Trustees of the Calvin L. Calhoun, Sr., M. D. and Evelyn E. Calhoun Trust U/A/D April 29, 1979, 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 and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Brandon and Willie T. Bailey, Individually, 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 Nashville, TN, this 8th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 2-22-09