WARRANTY DEED

B-OR-08-3111

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

x James R. Williams
Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Williams	Suntrust Mortgage, Inc.	
3111 Torbett Street (ADDRESS)	(NAME) 1600 Westgate Circle, Ste. 150 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	92-9-157.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALICIA MAYES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. WILLIAMS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 10 IN WILLS SUBDIVISION OF BARROW LANDS. THE SAID EASTERLY ONE-HALF OF LOT NO. 10 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TORBETT STREET AND RUNS BACK BETWEEN PARALLEL LINES 115 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ALICIA MAYES, AN UNMARRIED WOMAN BY WARRANTY DEED FROM LEE A. CUNNINGHAM, D/B/A S AND A ASSOCIATES, A SOLE PROPRIETORSHIP, RECORDED ON THE 3RD DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071003-0117749, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 161, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3111 Torbett Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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: 09/03/08 14:56 2 pgs
Fees:13.00 Taxes:582.75

20080903-0090383

Witness my/our hand(s) this 25th day of August, 2008.

Alicia Mayes

Alicia Mayes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alicia Mayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903