AFTER RECORDING RETURN TO:
Lawyers Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-PR-09-2533

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
Oliver L. Gunter	Suntrust Mortgage, Inc. (NAME)	
2533 Ashwood Avenue	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Baltimore, MD 21279	104-15-62.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we NATHAN R. LINDLEY AND WIFE, JERRI W. LINDLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLIVER L. GUNTER AND WIFE, CATHERINE L. GUNTER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 47 ON THE MAP OF SUNSET PARK, AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 47 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST ASHWOOD AVENUE, FORMERLY "A" STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 160.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO NATHAN R. LINDLEY AND WIFE, JERRI W. LINDLEY BY WARRANTY DEED FROM KENNETH E. SCHRIVER, AN INDIVIDUAL, RECORDED ON THE 13TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060413-0042781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2533 Ashwood Avenue, Nashville, Tennessee 37212
(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: 02/19/09 13:47 2 pgs
Fees:13.00 Taxes:1998.00
20090219-0014540

Witness my/our hand(s) this 13th day of February, 2009.

Nathan R. Lindley

Jerri W. Lindley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan R. Lindley and Jerri W. Lindley, 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 13th day of February, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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