Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/06/09 13:33 2 pgs
Fees:13.00 Taxes:1524.40
20090306-0020298

39-B
File #09-1029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theodore A. Emery and wife, Audie Cornish Emery**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Samuels and wife, Jacky Samuels**, 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:**

Being Lot No. 11 of Block 4 on the Plan of Fairfax Place as of record in Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 60.0 feet on the southerly side of Acklen Avenue and runs back 161.9 feet on the easterly line and 162.38 feet on the westerly line to a dead line and measures 60.0 feet thereon.

Being the same property conveyed to Theodore A. Emery and wife, Audie Cornish Emery by deed from David Oren Nelson dated December 8, 2005 of record in Instrument No. 20051227-0154386, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3105 Acklen Avenue, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 24 day of February, 2009.

Theodore A. Emery

Audie Cornish Emery

State of MD)
County of Montgomery

On this 23rd day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Theodore A. Emery and Audie Cornish Emery, the bargainor(s), 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.

Notary Public

My Commission Expires: 04/07/2012

VERONICA CORRAYA ROZARIO
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 07, 2012

State of ~~Tennessee~~ Tennessee
County of ~~Davidson~~ ~~Montgomery~~ Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 412,000.00.

Affiant

Sworn and subscribed before me on this the 27 day of February, 2009.

KENNETH M. BALLEW
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Samuels	SunTrust Mortgage, Inc.	104-10-183
3105 Acklen Avenue	901 Semmes Ave	
Nashville, TN 37212	Richmond, VA 23224	