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FileBox: 9B
First Title & Escrow
28602

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00 Affiant Subscribed and sworn to before me, this 1st DAY OF May, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
R-VRE-09-2806	
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

BETTY J. BLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
William R. Furman	SunTrust Mortgage Inc.	
2806 Acklen Avenue	401 Commerce St., Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	104-11-0-004.00
(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 JOHN E. PHAY AND WIFE, LEIGH A. PETTIS-PHAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. FURMAN AND WIFE, MARY T. CRONIN-FURMAN, 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 LOT 21, BLOCK 3, FAIRFAX PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 137 AND 138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. PHAY AND WIFE, LEIGH A. PETTIS-PHAY BY WARRANTY DEED FROM SOMERVELL LINTHICUM, JR. AND WIFE, DIANE PERPICH, RECORDED ON THE 19TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060619-0072504, 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.

unimproved ( )

This is improved (X) property, known as 2806 Acklen 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.

BILL GARRETT, Davidson County
Trans:T20090029830 DEEDWARR
Recvd: 05/05/09 14:53 2 pgs
Fees:13.00 Taxes:3030.30
20090505-0041247

Witness my/our hand(s) this 1st day of May, 2009.

John E. Phay

Leigh A. Pettis-Phay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Phay and Leigh A. Pettis-Phay, 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 1st day of May, 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