WARRANTY DEED

G-VRE-09-2224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/10/2010
(AFFIX SEAL)

DEBORAH H. BERNE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Doug Wirth	SUNTRUST MORTGAGE, INC.	
2224 Ravenwood Drive (ADDRESS)	401 COMMERCE ST., STE. 6100 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	72-8-227.00

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 LISA SMITH AND DEBBIE GRAHAM, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUG WIRTH AND SPOUSE, SUMMER WIRTH, 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 160, DALEWOOD, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 20, 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 LISA SMITH AND DEBBIE GRAHAM, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY SPECIAL WARRANTY DEED FROM THE DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1, BY ITS ATTORNEY-IN-FACT, SAXON MORTGAGE SERVICES, INC., RECORDED ON THE 17TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090217-0013321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2009, AND SUBSEQUENT YEARS; THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN BOOK 1835, PAGE 20, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS A 55 FOOR MINIMUM SETBACK LINE FROM RAVENWOOD DRIVE AND A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE REAR LINE OF SAID LOT. AND A 2.5X20 FOOT UTILITY ANCHOR EASEMENT LOCATED ON THE NORTHERLY FRONT CORNER OF SAID LOT.

unimproved ( )
This is improved (X) property, known as 2224 Ravenwood Drive, Nashville, Tennessee 37216
(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:T20090037978 DEEDWARR
Recvd: 06/08/09 12:07 2 pgs
Fees:13.00 Taxes:673.40
20090608-0052941

Witness my/our hand(s) this 5th day of June, 2009.

Lisa Smith

Debbie Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Smith and Debbie Graham, 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 5th day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

(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