(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090059050 DEEDWARR
Recvd: 08/28/09 10:10 2 pgs
Fees:13.00 Taxes:1757.50
20090828-0080927

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$475,000.00**

Affiant

Subscribed and sworn to before me, this 26th day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 5/6
(AFFIX SEAL)

MARSHA J. RAGSDALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter F. Long	SunTrust Mortgage Inc.	117-8
(NAME)	(NAME)	(MAP)
1701 Primrose Avenue	401 Commerce Street, Suite 6100	54
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald W. York and spouse, Kathleen York, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Peter F. Long and spouse, Laura Cutting, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the easterly part of Lot Nos. 43 and 44, on the Map of Belmont Terrace, of record in Plat Book 421, page 101, Register's Office for Davidson County, TN, described as follows:

Beginning at the northwest corner of Primrose Avenue and Oakland Avenue being the southeast corner of said Lot No. 44; thence with the northerly margin of Primrose Avenue, westerly 41.3 feet to the southeast corner of part of said lots conveyed to L.S. Schuerman, Trustee, by deed of record in Book 467, page 369, said Register's Office; thence northerly with the east line of Schuerman lot, 130 feet, more or less, to the northerly margin of Primrose Avenue; thence with the southerly margin of said Avenue, easterly 68.8 feet to the end of a curve; thence around said curve 16.9 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 119 feet to the beginning.

Being the same property conveyed to Donald W. York and wife, Kathleen York, by deed from Dewitt T. Kennard, III and wife, Marcia S. Kennard, of record in Instrument No. 20000801-0076085, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1701 Primrose Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 26th day of August, 2009.

Donald W. York

Kathleen York

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald W. York; Kathleen York with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of August, 2009.

Notary Public

My Commission Expires: 7-5-2011

