Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $101,900.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2009.

Notary Public
My commission expires: October 27, 2010

ESTELL IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 27, 2010

02-0909-46683

Address of New Owner:	Send Tax Bills to:	Tax Information
Derico D. Watson	SunTrust Mortgage Inc.	133-12-0-173.00
437 Dawn Drive	401 Commerce St #6100	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard L. Starkweather, Harlan A. Starkweather, and Heath C. Starkweather, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Derico D. Watson, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Greenwood Hills, Section Two, of record in Book 4955, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley A. Starkweather by deed from Steven B. Moore and wife, Dianne R. Moore, dated August 30, 1979, recorded August 30, 1979, of record in Book 5490, Page 956, Register's Office for Davidson County, Tennessee. The said Shirley A. Starkweather having since died testate and by Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1639, subject property was devised to Howard L. Starkweather, Harlan A. Starkweather, and Heath C. Starkweather.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 437 Dawn Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090065815 DEEDWARR
Recvd: 09/28/09 11:41 2 pgs
Fees:13.00 Taxes:377.03
20090928-0089749

WITNESS my hand this 24th day of September, 2009.

Howard L. Starkweather, by Harlan A. Starkweather, his attorney in fact

Harlan A. Starkweather, Individually and as Co-Executor of the Estate of Shirley Ann Starkweather

Heath C. Starkweather, Individually and as Co-Executor of the Estate of Shirley Ann Starkweather, by Harlan A. Starkweather, his attorney in fact,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harlan A. Starkweather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of September, 2009.

State of Tennessee at Large

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires 1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harlan A. Starkweather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Heath C. Starkweather and Howard L. Starkweather, and that he is authorized by Heath C. Starkweather and Howard L. Starkweather to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 24th September, 2009.

State of Tennessee at Large

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires 1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harlan A. Starkweather, Co-Executor of the Estate of Shirley Ann Starkweather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th September, 2009.

State of Tennesse at Large

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: 1/23/10