WARRANTY DEED

G-VRE-09-94

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2-09
(AFFIX SEAL)

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
Joni I. Priest	SUNTRUST MORTGAGE, INC.	
94 Jay Street	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37210	(ADDRESS) NASHVILLE, TN 37219	119-6-38.00
(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, we BRIAN S. VINEYARD, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONI I. PRIEST, 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 NO. 2 ON THE MAP OF STERLING HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 1424, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2 FRONTS 65 FEET ON THE NORTH SIDE OF JAY STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN S. VINEYARD, A SINGLE MAN BY DEED FROM MATTHEW HAYES, UNMARRIED, RECORDED ON THE 26TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071026-0126798, 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 INCLUDING THOSE OF RECORD IN BOOK 1424, PAGE 104; BOOK 4164, PAGE 793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property, known as 94 Jay Street, Nashville, Tennessee 37210
(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:T20090073261 DEEDWARR
Recvd: 10/28/09 12:06 2 pgs
Fees:13.00 Taxes:444.00
20091028-0099489

Witness my/our hand(s) this 27th day of October, 2009.

Brian S. Vineyard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian S. Vineyard, 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 27th ~~day of~~ October, 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