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First Title & Escrow Co., Inc.
#29100

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102214** BILL GARRETT, Davidson County Trans:T20090074998 DEEDWARR Recvd: 11/03/09 13:57 2 pgs Fees:13.00 Taxes:1554.00 20091103-0101557	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2009. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: William D. Merryman and Erin C. Merryman 2514 Sunset Place Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Suntrust Mortgage Co. 401 Commerce St. #6100 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 104-15 79.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Maple and wife, Ericka Maple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William D. Merryman and wife, Erin C. Merryman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 32 on the Plan of Sunset Park, as of record in Plat Book 332, page 132, Register's Office for said County, described as follows: Said part of Lot No. 32 fronts 50 feet on the northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to the southerly line of Lot No. 53. Together with all of Grantors' interest and rights under the Driveway Agreement recorded in Book 2860, page 114 and Joint Maintenance Agreement for Joint Driveway recorded in Book 10392, page 556, said Register's Office. Being the same property conveyed to Paul Maple and wife, Ericka Maple by Warranty Deed from Harris N. Gilbert and spouse, Danielle M. Gilbert, recorded on the 24th day of February, 2006 in Instrument No. 20060224-0021909, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK, as recorded in Plat Book 332, Page(s) 132, in the Register's Office for Davidson County, Tennessee.

Easement for joint driveway, recorded in Book 2860, Page 114, in the Register's Office for Davidson County, Tennessee.

Joint Driveway Maintenance Agreement as set forth in instrument recorded in Book 10392, Page 556, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2514 Sunset Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2009.

Paul Maple

Ericka Maple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Maple and Ericka Maple, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY