**Return to: Box 10-B
Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20090080181 DEEDWARR
Recvd: 11/25/09 11:51 2 pgs
Fees:13.00 Taxes:828.80
20091125-0108508

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $224,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2009. Notary Public My Commission Expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael R. Warnement 7732 Dan Kestner Drive Nashville, TN 37221	SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond, VA 23224	12810023900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL G. HIGNUTT AND WIFE, SARA HIGNUTT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL R. WARNEMENT AND WIFE, MARIA PAULA ALFARO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, First Revision of Meade Vue Subdivision, as of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof,

Being the same property conveyed to Paul G. Hignutt, unmarried and Sara K. Christie, unmarried, Joint Tenants with Right of Survivorship, by deed from Christina L. Yeatman-George and husband, Terrell P. George of record as Instrument No. 20010821-0090064, Register's Office for Davidson County, Tennessee. The said Paul G. Hignutt and Sara K. Christie having since married. Sara K. Christie is now known as Sara Hignutt.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants recorded in Book 7461, Page 462, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7732 Dan Kestner Drive, Nashville, TN 37221.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of November, 2009.

PAUL G. HIGNUTT

SARA HIGNUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL G. HIGNUTT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 2009.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Hignutt, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 2009.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011