BILL GARRETT, Davidson County
Trans:T20090082487 DEEDWARR
Recvd: 12/07/09 10:23 2 pgs
Fees:13.00 Taxes:277.13

20091207-0111567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $74,900.00 (Seventy Four Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of November, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires November 7, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cleveland Edwards 208 Sunset Drive Nashville, TN 37207	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	06012003900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARLEY M. LEFTWICH UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CLEVELAND EDWARDS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, being Lot No. 29 and 30, Block C, on the Plan of Highland Park Subdivision, of record in Plat Book 974, page 33, Registers Office for Davidson County, Tennessee. Said Lots 29 and 30, Block C, fronts 75 feet on the southerly margin Sunset Drive and extended back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Harley M. Leftwich by Deed of record in Instrument 20081022-0105781, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **208 SUNSET DRIVE** **NASHVILLE,TN37207**

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. Whenever 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, this 30th day of November, 2009.

Harley M. Leftwich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of November, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harley M. Leftwich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of November, 2009.

Notary Public

Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

LTSR Number:

GTE File: 2005