BILL GARRETT, Davidson County
Trans:T20100007923 DEEDWARR
Recvd: 02/08/10 15:19 2 pgs
Fees:13.00 Taxes:699.30

20100208-0010098

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

Return To: Partners Title of Tennessee
5200 Maryland Way Ste 212
Brentwood, TN 37027

HILLARY TORRENCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2010.

Hillary Torrence
Notary Public
My commission expires: 12-10-12

02-0912-46817

Address of New Owner:	Send Tax Bills to:	Tax Information
Salina A. Charehjoo	SunTrust Mortgage, Inc.	083-02-0-173.00
1541 Douglas Avenue	1001 Semmes Ave.	
Nashville TN 37206	Richmond, VA 23224	

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, Clara Jacqueline M. Peters, Trustee of the Clara Jacqueline M. Peters Living Trust a/k/a Jacqueline M. Peters Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Salina A. Charehjoo, a single woman, 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. 56, on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 in the Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. N. Reynolds and wife, Hazel C. Reynolds by deed from Guy Carter, unmarried and Mrs. Rebecca A. Carter, a widow, of record in Book 816, Page 120, Register's Office for Davidson County, Tennessee. The said Hazel C. Reynolds having since died on February 15, 1986 and C. N. Reynolds having since died on October 29, 1993 leaving Claude Nelson Reynolds, Jr. and Doris R. Crocker as his only heirs at law. Doris R. Crocker having since died on August 1987 leaving Mark H. Crocker and Barri C. Drukenbrod as her only heirs at law. All pursuant to Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20081125-0115590, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clara Jacqueline M. Peters, Trustee of the Clara Jacqueline M. Peters Living Trust by deed from Claude Nelson Reynolds, Jr., Mark H. Crocker and Barri C. Drukenbrod, dated November 19, 2008, recorded November 25, 2008, of record in Instrument No. 20081125-0115591, Register's Office for Davidson County, Tennessee.

Clara Jacqueline M. Peters is one and the same as Jacqueline M. Peters.

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 1541 Douglas Avenue, Nashville, TN 37206.

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.

WITNESS my hand this 6th day of January, 2010.

Clara Jacqueline M. Peters, Trustee

Clara Jacqueline M. Peters, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jacqueline M. Peters, Trustee of the Clara Jacqueline M. Peters Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of January, 2010.

State of Tennessee at Large

My Commission expires

11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON