Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29284
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100011020 DEEDWARR
Recvd: 02/24/10 15:04 2 pgs
Fees:13.00 Taxes:2534.50
20100224-0014178

39-B
File #10-1015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David G. Steeno and wife, Susan L. Steeno**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie M. Boos, Trustee of the Lauderdale Land Trust**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 16 Block "B" on the plan of Cherokee Park, Second Section of record in Plat Book 547, Page 175-176, Register's Office for said County.

Said Lot No. 16 of Block "B" fronts 60.0 feet on the easterly margin of Lauderdale Road and extends back 173.95 feet on the northerly line and 169.14 feet on the southerly line to a dead line in the rear measuring 63 feet thereon.

Being the same property conveyed to David G. Steeno and wife, Susan L. Steeno by deed dated September 8, 2006 from James J. Gray and wife, Carlene Berry Gray of record as Instrument No. 20060911-0112036, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 112 Lauderdale Road, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of February, 2010.

David G. Steeno

Susan L. Steeno

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David G. Steeno and Susan L. Steeno, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 685,000.00.

X David G. Steeno
Affiant

Sworn and subscribed before me on this the 22nd day of February, 2010.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Julie M. Boos, Trustee 112 Lauderdale Road Nashville, TN 37205	SUNTRUST MORTGAGE, INC. 401 COMMERCE STREET, SUITE 6100 NASHVILLE, TN 37219	103-12-220