WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/10 15:16 3 pgs
Fees:18.00 Taxes:562.40
20100331-0024209

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00.

Affiant

Subscribed and sworn to me on March 31, 2010.

NOTARY PUBLIC

My Commission Expires: 09/18/2011 9/18/2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24399SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin B. Brousse Jaime S. Spotleson 706 Powers Avenue Nashville, TN 37206	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	83-07-139

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary G. Suggs, an unmarried man, as the sole heir at law of Marion Elmo Suggs and wife, Margaret J. Suggs, both now deceased, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Justin B. Brousse, unmarried, and Jaime S. Spotleson, unmarried, as tenants in common with the right of survivorship hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Map of Tillman's Subdivision, Part One, of record in Book 1130, page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 65 feet on the easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Marion Elmo Suggs and wife, Margaret J. Suggs, by Deed from B. M. Stammer and wife, Mary Margaret Stammer, of record in Book 1535, page 290, in the Register's Office for Davidson County, Tennessee. Marion Elmo Suggs and Margaret J. Suggs are now deceased leaving as their sole heir Gary G. Suggs.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on map of record in Book 1130, page 29, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 706 Powers 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 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 our hands on March 31, 2010.

Gary G. Suggs

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2010, before me personally appeared Gary G. Suggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 31, 2010.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

