Rec'd Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $300,000.00 (Three Hundred Thousand).

Tony Morris
AFFIANT

Subscribed to and sworn before me this 16th day of April, 2010.

Dawn N Kemp
NOTARY PUBLIC MY COMMISSION EXPIRES 8/21/12

DAWN N. KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20100023363 DEEDWARR
Recvd: 04/20/10 13:58 2 pgs
Fees:13.00 Taxes:1110.00
20100420-0029820

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:
HILLARY J. DAY 322 South 17th Street Nashville,TN 37206	SunTrust Mortgage, Inc. 401 Commerce St., Suite 6500 Nashville, TN 37219	083-14-0-242

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, **TIM L. TOMLIN, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HILLARY J. DAY**, 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, Tennessee, being Lot(s) 97, as shown on the map entitled Edgefield Land Company's Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TIM L. TOMLIN, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2004-X3, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS SEPTEMBER 1, 2004, of record as Instrument No. 20050713-00 8 1413, dated June 28, 2005, said Register's Office.

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: **322 SOUTH 17TH STREET** **NASHVILLE,TN37206**

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.

X TLT

LTSR Number:

GTE File: 2010

WITNESS, this 16th day of April, 2010

X _____

TIM L. TOMLIN

_____ _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TIM L. TOMLIN** 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 16th day of April, 2010.

_____
Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires JAN. 7, 2013

Commission Expires: _____