WARRANTY DEED

G-STM-12-5004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2012.

Notary Public

COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Leegon	SunTrust Mortgage, Inc.	
5004 Meta Drive	(NAME) 1001 Semmes Avenue, RVW-5093	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, VA 23224	161-2-46.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL FAUNTLEROY AND CONNIE FAUNTLEROY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY T. LEEGON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 62, PLAN OF MCMURRAY HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 5, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOEL FAUNTLEROY AND CONNIE FAUNTLEROY, HUSBAND AND WIFE BY WARRANTY DEED FROM MARK HAMILTON AND WIFE, DIANNE K. HAMILTON, RECORDED ON THE 18TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090618-0056733, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5004 Meta Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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.

BILL GARRETT, Davidson County
Trans:T20120049911 DEEDWARR
Recvd: 07/06/12 11:10 2 pgs
Fees:13.00 Taxes:569.80
20120706-0059571

Witness my/our hand(s) this 29th day of June, 2012.

Joel Fauntleroy

Connie Fauntleroy by Joel Fauntleroy, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

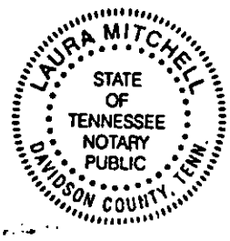
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Fauntleroy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



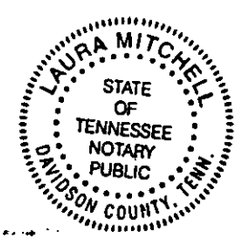
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of June, 2012, before me personally appeared Joel Fauntleroy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Connie Fauntleroy and who acknowledged he/she/they executed the same as the free act and deed of the said Connie Fauntleroy.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903