File Box 8

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Nutgrass	Home Financial Group, LLC	MAP 104-09-0-A
(NAME)	(NAME)	
3818 West End Avenue #308	Three Maryland Farms #155	PARCEL 308
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Thomas B. Conner, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri L. Nutgrass, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 308 of The Montclair Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7322, page 380, and as amended by instrument of record in Book 7902, page 113, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements, appurtenant to said Unit as set forth in said Master Deed, Reference is hereby made to the plat of The Montclair Condominiums, as shown on Exhibit "B" to the Master Deed of record in Book 7332, page 380, said Registers office for a more complete identification and description of such unit.

Being the same property conveyed to Thomas B. Conner, an unmarried person by deed from S. Fleming Wilt, an unmarried person as of record in Book 10575, page 178, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/29/02 12:43 2pgs
Fees:13.00 Taxes:629.00

20021029-0132291

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #308, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 25th day of October, 2002

Thomas B Conner

Thomas B. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Conner, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2007.

Commission expires July 24, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public