WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/05 10:33 2 pgs
Fees:13.00 Taxes:776.82

20050429-0047773

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 5/19/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shari L. Grady	PHH Mortgage Corporation	Map 155
6312 Sweetgum Lane	3000 Leadenhall Rd.	Group 8-0-B
Nashville, TN 37221	Mt. Laurel, NJ 08054	Parcel 29 CO

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, we

Audrey A. Christensen and Hella Amelkin and husband, Lawrence Ziff

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shari L. Grady

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:

BEING Lot No. 29, on the Plan of the Subdivision for Phase I of South Colony at Riverbend, of record in Book 6900, Page 271, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Audrey A. Christensen and Hella Amelkin, as joint tenants with right of survivorship by Quitclaim Deed from James P. Christensen, of record in Instrument 20040604-0066361, Register's Office for said County. See also Quitclaim Deed of record in Instrument 200007270074282 and deed of record in Instrument 200007110068775, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7199, Page 119; Book 9792, Page 20; Book 9792, Page 24; Book 7199, Page 135; and Book 7781, Page 645, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 271, said Register's Office.

The said Lawrence Ziff joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20050429-0047772, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6312 Sweetgum Lane, Nashville, TN 37221

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 our hands this 28th day of April, 2005.

Audrey A. Christensen

Hella Amelkin by attorney in fact Audrey Christensen

Lawrence Ziff by attorney in fact Audrey Christensen

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 Audrey A. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2005.

My Commission Expires: 2-24-09

Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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, Audrey A. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Hella Amelkin and Lawrence Ziff as their Attorney in Fact as the free act and deed of the within named Hella Amelkin and Lawrence Ziff.
Witness my hand and official seal at Nashville, Tennessee the 28th day of April, 2005.

My Commission Expires: 2-24-09

Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.