This document is to be re-recorded in the correct County.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1270

Davidson County DEEDWARR
Recvd: 06/30/05 15:47 2 pgs
Fees:12.00 Taxes:0.00
20050630-0075664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobby J. Myers, and wife, Tonya Myers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Robinson Wells**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 72, Townhomes of Fredericksburg, Phase I, Section 3, according to the plat of record in Book 9700, Page 534, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bobby J. Myers, unmarried by Warranty Deed from Timothy D. Spidel and wife, Heather R. Spidel of record in Inst No. 20010227-0018095, Register's Office, Davidson County, TN. Tonya Myers, spouse of Bobby J. Myers, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 641 Old Hickory Boulevard #42, Brentwood TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of May, 2005

Bobby J. Myers

Tonya Myers

State of Tennessee)
County of Davidson)

On this 26th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bobby J. Myers and Tonya Myers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/08

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Patricia Robinson Wells
Affiant

Sworn and subscribed before me on this the 26th day of May, 2005.

Notary Public

My Commission Expires: 3/25/08

NEW OWNER:
Patricia Robinson Wells
641 Old Hickory Boulevard #42
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
171-3-B-156CO

BK/PG:3571/273-274

05023860

DEED	
06/01/2005	09:57 AM
BATCH	47342
MTG TAX	0.00
TRN TAX	814.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	827.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS