Lehman

This instrument prepared by:
Lauren Rickels, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-757025**

BK/PG:3511/944-946
05012747

DEED	
03/28/2005	10:35 AM
BATCH	42611
MTG TAX	0.00
TRN TAX	688.20
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	706.20

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fourth day of March, 2005,** by and between **Pamela R. Wood now known as Pamela R. Talley and husband, Michael Talley,** parties of the first part, and **Judith P. Avril,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, PHASE TWO, SECTION SIX ON THE PLAN OF TOWNHOMES OF FREDERICKSBURG, OF RECORD IN PLAT BOOK 9700, PAGE 953 AND 954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Pamela R. Wood from Troy P. VanAtta and wife, Kimberly S. VanAtta, by virtue of Warranty Deed as recorded on 02/23/2001 in Instrument Number 20010223-0017200, in the Register's Office for Davidson County, Tennessee. Pamela R. Wodd having since married, now being known as Pamela R. Talley.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **171-3B-221CO**

X Improved OR
Unimproved property located at: **601 Old Hickory Blvd. #27, Brentwood, Tennessee 37027**

Michael Talley joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Michael Talley** may have in the above captioned property by virtue of **his** marriage to **Pamela R. Talley,** but the said **Michael Talley** does not join in the covenants and warranties of this conveyance.

Davidson County DEEDWARR
Recvd: 07/15/05 15:43 4 pgs
Fees:22.00 Taxes:0.00
20050715-0082653

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Pamela R. Talley

Pamela R. Talley

Michael Talley

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Pamela R. Wood now known as Pamela R. Talley and husband, Michael Talley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-fourth day of March, 2005.**

Lauren M Rickels

Notary Public

Lauren M Rickels
Notary Public of Tennessee
Williamson County

My Commission Expires: 1-20-09

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Owner's Name: **Judith P. Avril**

and Address: **601 Old Hickory Blvd. #27**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$186,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-fourth day of March, 2005.**

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00001326

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3511, page(s) 944, recorded in this office as a DEED from WOOD PAMELA R to AVRIL JUDITH P.

Witness the Official Signature and Seal this 15th day of July 2005.

Sadie Wade, Register

Deputy Register