PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2005

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen C. Ott	Wachovia Mortgage Corp.	15-O-A-41-CO
(NAME)	(NAME)	
112 Hearthstone Manor Circle	210 Wildwood Pkwy. #100	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Birmingham, Al 35209	06DU-81699
(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, Bryan K. McCarty and wife, Linda H. McCarty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen C. Ott, unmarried

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. 41, Building 9, on the Plan of Hearthstone Manor, Phase III, of record in Book 6250, page 493, Register's Office for Davidson County, Tennessee, and as described in Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, amended in Book 6582, page 154 and Book 6600, page 3 of said Register;s Office together witha 11 easements, rights and appurtenances to said Presidential Unit granted in the aforesaid Declaration of Covenants, Conditions and Restrictions as amended.

Being the same property conveyed to Bryan K. McCarty and wife, Linda H. McCarty by deed from Radnor Homes, Inc. of record in Book 6883, page 156, Register's Office for Davidson County, Tennessee.

The said Bryan K. McCarty and Bryan McCarty being one and the same person.

The said Linda H. McCarty and Linda McCarty being one and the same person.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 08/02/05 15:22 2 pgs
Fees:13.00 Taxes:721.50

20050802-0090501

unimproved ( )
This is improved (X) property, known as 112 Hearthstone Manor Circle, Brentwood, Tennessee 37027
(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 our hand S this 28th day of July, 2005

Bryan K. McCarty
Bryan K. McCarty
By: Gaile B. Osburn, Attorney-in-Fact
Gaile B. Osburn, Attorney-in-fact

Linda H. McCarty Linda H. McCarty
By: Gaile B. Osburn, Attorney-in-Fact
Gaile B. Osburn, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda H. McCarty

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2005.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 28th day of July, 2005, personally appeared before me, Gaile B. Osburn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Bryan K. McCarty & Linda H. McCarty and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 28th day of July, 2005

My commission expires 4-22-07

Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires