Re-record in Davidson Co.

Commerce Union Title,

Name and Address of New Owner:

Ashley Russell
427 Old Towne Drive
Brentwood, TN 37027

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/01/05 11:09 2 pgs
Fees:12.00 Taxes:0.00

20050901-0104975

STATE OF TENNESSEE
COUNTY OF KNOX

Map & Parcel No.
160-16-OC-068.00-

The actual consideration or value, whichever is greater for this transfer is $210,000.00

Angelia Marie Nystrom
Affiant

Subscribed and sworn to before me on this 08/22/05.

A.R. Dufala
Notary Public

My Commission Expires: 8/28/07

A. R. DUFALA
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TN

BK/PG:3663/622-623
05040183

DEED 11:22 AM
08/24/2005 53729
BATCH 0.00
MTG TAX 777.00
TRN TAX 10.00
REC FEE 2.00
DP FEE 1.00
REG FEE 790.00
TOTAL

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Angelia D. Morie n/k/a Angelia M. Nystrom and husband Hugh B. Nystrom, Jr. (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Ashley Russell (herein called "Grantee"), the real property situated in ~~Williamson~~ Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, described to-wit:

Being Unit No. 68 on the plant of The Terraces at Brentwood Chase, of record as Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Angelia D. Morie by Warranty Deed dated 04/25/2003 from Dirk H. Friedlein and wife, Verena Friedlein of record in Instrument No. 20030425-0056025, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 427 Old Towne Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heir and assigns, against the lawful claims of all persons.

WITNESS my hand on this 08/22/05.

Angelia D. Morie n/k/a Angelia M. Nystrom

Hugh B. Nystrom, Jr.

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Angelia D. Morie n/k/a Angelia M. Nystrom and husband, Hugh B. Nystromwith whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that they executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 08/22/05.

NOTARY PUBLIC

My Commission Expires: 3/28/07

A. R. DUFALA
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TN