# WARRANTY DEED

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Linda D. Jefferson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2006

Lynda L. King
Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda D. Jefferson (NAME) | Family First Mortgage Corp. (NAME) | PART OF MAP |
| 1323 Bellshire Terrace Drive (ADDRESS) | 33 Old Kings Road (ADDRESS) | 041-15-0-083.00 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Palm Coast, FL 32137 (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, Terrell Starks, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda D. Jefferson, 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 all of Lot Nos. 61B, Bellshire Terrace Condominiumus-II, part of Master Deed as shown of record as Instrument #20051013-0123591, and rerecorded as Instrument #20051208-0147659, which amends survey and plat of record in Book 6250, pages 179-180, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Terrell Starks, a single person, by deed dated April 9, 2003, from G.R. Rogers, a single person, as shown of record as Instrument #20030509-0062440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6741, page 991; Book 6983, page 900; Instrument #200510120123187; Instrument #200510120123188; Book 6877, page 53; Book 7383, page 863; Instrument #200112190140028; Instrument #20051208-0147659, and Instrument #200510130123591; Register's Office for Davidson County, Tennessee. This conveyance is also subject to a conveyance to Metro for water and sewer of record in Book 6932, page 81, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 02/15/06 09:09 2 pgs
Fees:13.00 Taxes:345.95

20060215-0018136

unimproved ( )
This is improved ( X) property, known as 1323 Bellshire Terrace Drive, Nashville, TN 37207
(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 my hand this 13th day of February, 2006

Terrell Starks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrell Starks, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 13th day of February, 2006.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

LYNDA L. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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