Davidson County DEEDWARR
Recvd: 04/05/06 15:14 1 pgs
Fees:13.00 Taxes:769.60

20060405-0039285

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BOLTON-H06097

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00 .

Norma Bolton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF April, 2006.

(Affix Seal) Notary Public

My Commission Expires: 9/8/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Norma Bolton, unmarried and Stan Bolton, unmarried	Bank of America	143-6-C-4 CO
939 Harpeth Trace Drive	9000 Southside Blvd.	
Nashville, TN 37221	Jacksonville, FL 32256	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES J. TALLENT AND WIFE, SHERILYN H. TALLENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NORMA BOLTON, UNMARRIED AND STAN BOLTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. A-4 of Wood Valley Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101. et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 7382, page 189, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Wood Valley Condominiums as shown on Exhibit "B" to the Master Deed of record in Book 7382, page 189, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Charles J. Tallent and wife, Sherilyn H. Tallent by Warranty Deed from Ervin Curtis Belcher of record on August 26, 2003 in Instrument 20030826-0123710, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 939 Harpeth Trace Drive, Nashville, Tennessee 37221 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 3rd day of April, 2006 :

Charles J. Tallent

Sherilyn H. Tallent

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named CHARLES J. TALLENT AND WIFE, SHERILYN H. TALLENT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 3rd day of April, 2006.

Notary Public

My Commission Expires: 9/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.