Davidson County DEEDWARR
Recvd: 04/21/06 11:09 2 pgs
Fees:13.00 Taxes:196.10

20060421-0045884

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2006.

Notary Public
My commission expires: 7-29-06

03-0603-33447

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Barbara Johnson	CTX Mortgage Company, LLC	090-11-A-28.00CO
515 Basswood Ave., #B-28	801-94th Avenue North	
Nashville TN 37209	St Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evalyn L. Hull, unmarried, and Sharon Mellard, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara Johnson, hereinafter called the Grantee, her successors 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. 28, on the Plan of Rock Harbor Condominium Association, as shown in the Master Deed of record in Book 6513, Page 421, restated in Book 6162, Page 251, amended in Book 6896, Page 661 and Book 7369, Page 206 and as shown on Exhibit C-1, C-2, C-3, and C-4 on the Master Deed record in Book 6513, Page 421, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evalyn L. Hull and Sharon Mellard by deed from Loyce E. McVay, dated December 19, 2003, of record in Instrument No. 20040102-0000597, Register's Office for Davidson County, Tennessee.

Verchal Mellard, husband of Sharon Mellard, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 515 Basswood Ave., #B-28, Nashville, TN 37209

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 17th day of April, 2006.

Evalyn Hull

Sharon Mellard

Verchal Mellard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evalyn Hull and Sharon Mellard and Verchal Mellard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of April, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09