RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/22/06 10:34 2 pgs
Fees:13.00 Taxes:1369.00
20060522-0059674

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS May 18, 2006.

NOTARY PUBLIC

My commission expires:

MATTHEW L. SELLINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 14, 2009

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie S. Francis 102 Park Glen Nashville, TN 37204	Wells Fargo Bank NA 3480 Stateview Blvd Fort Mill, SC 29715	131-08-00-102.00

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy Thousand Dollars and Zero Cents ($370,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Timothey J. Jeffus,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Melanie S. Francis** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Deed of record in Land in Davidson County, Tennessee, being Unit No. 102 on the plan of Park Glen Condominiums, as of record in Book 6250, Page 188, also being shown as exhibits "C and D" to the Master Deed of record in Book 6578, page 379, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the

administration thereof; and is subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments, and other undertakings contained in the Master Book 6578, page 379 and amended in Book 9473, page 900 and Instrument Number 20020314-0032059, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy J. Jeffus, unmarried, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 10-07-02, of record in Instrument Number 20021104-0134783, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this May 18, 2006.

Timothey J. Jeffus

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Timothey J. Jeffus** , being by me and duly sworn (or affirmed), 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 seal, this May 18, 2006.

Notary Public

My commission expires:

MATTHEW L. SELLINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 14, 2009