WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/06 08:40 2 pgs
Fees:13.00 Taxes:321.60
20060706-0080534

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$86,920.00

Affiant

Subscribed and sworn to before me this 21 day of July, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bethel James Qualls	Owner	108-08-0A-4.00-CO
3161 Trails End Lane	11700 Great Oaks Way #360	
Nashville, TN 37214	Alpharetta, GA 30022	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lynn Daugherty, now known as Lynn Presley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bethel James Qualls, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 4, Lot No. 2 in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereon.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to Lynn Daugherty, a single person, by deed from Michael F. Long, a single person, on April 28, 2000, of record in Instrument Number 20000501-0043072, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 108-08-0A-4.00CO.
- Subject to all matters as shown on the Plan of record in Book 5200, page 394, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5851, page 779; and Book 5884, page 534; and Book 6081, page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3161 Trails End Lane, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 3, 2006.

Lynn Presley
Lynn Presley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lynn Daugherty, now known as Lynn Presley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 3, 2006.

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY