This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 07/20/06 08:14 2 pgs
Fees:13.00 Taxes:249.75
20060720-0087338

ADDRESS NEW OWNER:
Mary Malone
1224 Massman Drive
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

Return To:

MAP **10714**
GROUP **A**
PARCEL **56**

MORTGAGEE:
Novastar Mortgage, Inc
c/o Tatum & Jones
One Vantage Way, C-205
Nashville, TN 37208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dennis Humphries, an unmarried person**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mary Malone, an unmarried person**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 56 of COPPERFIELD TERRACE CONDOMINIUMS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 50, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dennis Humphries, an unmarried person, by deed of record in Instrument #20010215-0014445 , Register's Office for Davidson County, Tennessee.

Conveyance of said property is made subject to the following: Property taxes for the current year and all subsequent years; the plan of record in Book 6250, page 50, said Register's Office, and all matters therein; Master Deed of record in Book 8326, page 790, said Register's Office and Amended Charter of record in Book 7872, page 33, said Register's Office.

This is improved property known as 1224 Massman Drive, Nashville, Tennessee 37217.

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 and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

B0905-151P

WITNESS our hands this the 17TH day of October, 2005.

Dennis Humphries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis Humphries, an unmarried person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17TH day of October, 2005.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: MAY 18 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $67,500.00.

AFFIANT

Subscribed and sworn to before me on this 17TH day of October, 2005.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: MAY 18 2008