27-71072

After Recording Return to:

KEY TITLE & ESCROW SERVICES, INC.
215 Jamestown Park Road
Suite 204
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 07/24/06 11:18 2 pgs
Fees:13.00 Taxes:312.50
20060724-0088714

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
R. Brent Bergey	SunTrust Mortgage	Map 161-1
5326 Edmondson Pike, #5	201 4th Ave N.	Group A
Nashville, TN 37211	Nashville TN 37219	Parcel 29 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard B. Batson, Jr. married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT BERGEY, CARLY BERGEY, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5326 #5 on the Plan of Danbury Condominiums as set forth in Exhibit "C" of the Master Deed and By-Laws of record in Book 6612, page 75, Register's Office for said County, and to which Exhibit "C" reference is here made for a more complete description.

*together with garage No. 20

BEING the same property conveyed to Richard B. Batson, Jr. by Warranty Deed from Carla M. Harrell Chamberlain and spouse, M. H. Chamberlain, dated December 16, 1994, and recorded in Book 9552, page 17, Register's Office for said County.

THIS conveyance is subject to restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6612, page 75, said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

The above described property was never the marital residence of the grantor.

This is improved property known as: 5326 Edmondson Pike, #5, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, 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 hand this 30th day of June, 2006.

Richard B. Batson, Jr.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard B. Batson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 omf 29th day of June, 2006.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,460.00

Affiant

Subscribed and sworn to before me this 30 omf 29th day of June, 2006.

Notary Public

My Commission Expires

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OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006