This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah Rene Wallace
3708 Colonial Heritage Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
~~Mortgagee~~
NEW OWNER

MORTGAGEE:

MAP	**136-3**
GROUP	**C**
PARCEL	**81.00**

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, April D. Vanburen*, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Sarah Rene Wallace, 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:

*UNMARRIED

Land in Davidson County, Tennessee, being Unit No. 31, Lot 16 on the Plan of Heritage Village of Priest Lake Park*, Section 2, of record in Plat Book 5200, page 106, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

*ERRONEOUSLY REFERRED TO IN PRIOR DEED OF RECORD AS HERITAGE VALLEY OF PRIEST LAKE PARK

Being the same property conveyed to April D. Vanburen by deed from Nancy J. Ray Brock and husband, Kurt Brock of record in Instrument no. 20000718-0070621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 3708 Colonial Heritage 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 she 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 herself, her 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.

Davidson County DEEDWARR
Recvd: 07/24/06 14:38 2 pgs
Fees:13.00 Taxes:350.02
20060724-0088953

WITNESS my hand this the 11 day of July 2006.

April D. Vanburen

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned Notary Public in and for said County and State, April D. Vanburen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11 day of July 2006.

Michelle Craddock

NOTARY PUBLIC

My Commission Expires: April 2, 2007

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual value or consideration, whichever is greater, for this transfer is $94,600.00.

Carrie Pulley

AFFIANT

Subscribed and sworn to before me on this 11th **day of** July.

Katherine Lee

NOTARY PUBLIC

My Commission Expires: 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.