THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24776N

MAP/GROUP/PARCEL: 108-08-0-D001.00

Davidson County DEEDWARR
Recvd: 07/26/06 10:52 2 pgs
Fees:13.00 Taxes:303.40
20060726-0090098

NEW OWNER'S NAME AND ADDRESS:
KAREN EDLUND
1201 QUAIL ROAD
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, TOMMY R SMALLWOOD, a single man, hereinafter called Grantor, does hereby transfer and convey unto, KAREN EDLUND, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1, Lot No. 77, in a Horizontal Property Regime as shown on the Condominium Site Plan, on the Plan of Quail Valley Section 2, Phase 4, as shown on plat of record in Plat Book 5800, page 69-70, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 1201 QUAIL ROAD, Nashville, TN 37214.

BEING the same property conveyed to Grantor herein by deed of record in Book 9228, Page 629, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Larry R. Smallwood by Timothy O. Smallwood, his attorney-in-fact

TOMMY R SMALLWOOD by TIMOTHY O. SMALLWOOD, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, TIMOTHY O. SMALLWOOD, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of TOMMY R SMALLWOOD as his free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 24th day of July, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $82,000.00.

Jessa Green

AFFIANT

Sworn to and subscribed before me, this the 24th day of July, 2006.

Jessica Talbott

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008