	STATE OF TENNESSEE COUNTY OF Davidson. The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2006. Notary Public My commission expires: 9-20-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

Davidson County DEEDWARR
Recvd: 08/01/06 10:11 2 pgs
Fees:13.00 Taxes:869.50
20060801-0093126

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John C. Waggoner	Regions Bank Dept. 2520 P.O. Box 2153	**171-03-0B-143.00 CO**
641 Old Hickory Blvd, Unit 59	Birmingham, AL 35287-2520	
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Diane J. Jarrell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Waggoner and Stacy L. Waggoner, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 59, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane J. Jarrell, unmarried from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership by Warranty Deed dated December 28, 1998 and recorded December 31, 1998 in Book 11276, page 292, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7798, page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10453, page 931; Book 10694, page 541; Book 10774, page 945; HOA Charter of record in Book 8920, page 40; Book 10774, page 938; Amenities Area of record in Book 7900, page 807; Book 9443, page 538; Deed for the conveyance of common area of record in Book 9698, page 81; Book 9698, page 124; By-Laws of record in Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 10694, page 539; Book 10774, page 996; Easements of record in Book 9771, page 545; Book 7851, page 712; Book 7993, page 269; Book 9698, page 81; Book 9698, page 124; and all matters of record on plat in Plat Book 9700, page 485 and Plat Book 9700, page 534, Register's Office for Davidson County.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (_X_) unimproved (____) property known as 641 Old Hickory Blvd, Unit 59, Brentwood, TN 37027.

171-03-0B-143.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2006:

Diane J. Jarrell, unmarried

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Diane J. Jarrell, unmarried, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2006.

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-2008

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this 31st day of July, 2006.

Notary Public

My Commission Expires:_____

20061106M