Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/04/06 09:37 2 pgs
Fees:13.00 Taxes:1665.00
20060804-0095437

W & I Ref:(_____) Title No: 47975
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Burchett 207 Sheffield Place Nashville, Tennessee 37215	RMC Vanguard Mortgage Corp 1111 North Loop West #500 Houston, Texas 77008

TAX MAP-PARCEL NUMBERS: 131090A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara T. Davis, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Burchett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 of Sheffield Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 348, Register's Office for said County, to which source reference is hereby made for more complete 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 Barbara T. Davis by deed from James M. Gustave and spouse, Lynne A. Gustave of record in Book 8729, page 652, dated September 11, 1992, Register's Office for Davidson County Tennessee.

Willie K. Davis, spouse of Barbara T. Davis, joins in this conveyance soley to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 348, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5996, page 807 revised in Book 5799, page 408 amended in Book 6010 page 663, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 207 Sheffield Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2006.

Barbara T. Davis

Willie K. Davis

State of TENNESSEE

County of DAVIDSON

On this 31st day of July, 2006 , before me the undersigned authority, personally appeared Barbara T. Davis and Willie K. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public