THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Dorothy Burrell 370 Wallace Road C-11 Nashville, TN 37211	NEW OWNER	147-03-OB-088.00 CO

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is $52,900.00

Lynn Gray
Affiant

Subscribed and sworn to before me this 28th day of July, 2006

Karen Russell
Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/04/06 13:40 2 pgs
Fees:13.00 Taxes:195.73

20060804-0095808

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tequita T. Sherrell, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Dorothy Burrell, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, Being Unit C-11 on the plan of Southern Hills Condominiums, according to the Master Deed of Record in Book 6594, Page 502, Register's Office of Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Tequita T. Sherrell, unmarried by Warranty Deed from Holly Hills Apartments Partnership of Record in Instrument No. 20011129-0130603, dated November 16, 2001, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Master Deed , Register's Office for Davidson County, Tennessee. Easement for First Suburban Water Utility District, of record in Book 4435, Page 29, Said Register's Office Easement for Sanitary Sewer of record in Book 6695, Page 22, said Register's Office Subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated. HOA Charter of record in Book 6576, Page 69, said Register's Office Master Deed of record in Book 6594, Page 502, and Book 7044, Page 209, Register's Office for Davidson County, Tennessee By-Laws of Record in Book 6594, Page 547, Register's Office for Davidson County, Tennessee

THIS IS **Improved** PROPERTY KNOWN AS 370 Wallace Road C-11, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 28th day of July, 2006

Tequita T. Sherrell

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Tequita T. Sherrell and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY