Davidson County DEEDWARR
Recvd: 08/07/06 14:12 2 pgs
Fees:13.00 Taxes:423.65

20060807-0096640

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $114,500.00

Fredonia P. Davis
AFFIANT

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Subscribed and sworn to before me, this 3rd day of August, 2006

NOTARY PUBLIC

My Commission Expires: 3.20.2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Fredonia P. Davis 717 Albar Drive Nashville, Tennessee 37221	SAME	142-9-A-46.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Diane S. Parker ("Grantor") do hereby bargain, sell, transfer and convey unto **Fredonia P. Davis** ("Grantee") her heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Being a certain condominium apartment located in Davidson County, Tennessee, and further described as follows:

Being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, page 122, Register's Office for Davidson County, Tennessee.

Being unit No. 52-1A on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5015, page 251, and as made applicable to Section 2, in Book 5048, page 715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diane S. Parker by deed of record in Instrument No. 20000322-0029110, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Fredonia P. Davis**, her heirs and assigns, forever.

AND **Diane S. Parker** does hereby covenant with **Fredonia P. Davis**, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Diane S. Parker** does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said land to **Fredonia P. Davis,** her heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 717 Albar Drive, Nashville, TN 37221

IN WITNESS WHEREOF, this Warranty Deed has been executed this 3rd day of August, 2006.

Diane S. Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Diane S. Parker, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 3rd day of August, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable to Section 2 in Book 5048, page 715, and all amendments, if any, thereto, establishing a horizontal property regime for Doral Country Villa Condominiums, Register's Office for Davidson County, Tennessee.

3. Subject to all matters on plan of record in Plat Book 4860, page 122, Register's Office for Davidson County, Tennessee.