Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $161,900.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2006.

Notary Public
My commission expires: ~~11/22/08~~ 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/25/06 13:02 2 pgs
Fees:13.00 Taxes:599.03
20060825-0105313

07-0608-82929

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie K. Blake 8300 Sawyer Brown Rd. K-306 Nashville TN 37221	Synovus Mortgage Corp. 2264 Lakeshore Dr., Suite 325 Birmingham, AL 35209	142-5-B-61.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Ann Dillard, individually, and Peggy A. Dillard as Trustee of the Peggy A. Dillard Trust**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Julie K. Blake**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. K-306, together with the Carport designated No. K-306, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 7, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the 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 The Peggy A. Dillard Trust by quitclaim deed from Peggy Ann Dillard, dated 10-14-93, recorded 10-22-93, of record in Book 9123, Page 444, Register's Office for Davidson County, Tennessee.

Peggy Ann Dillard and Peggy A. Dillard are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8300 Sawyer Brown Rd. K-306, Nashville, TN 37221.

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, her heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 15th day of August, 2006.

Peggy Ann Dillard, Individually

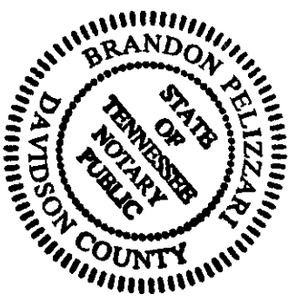
Peggy A. Dillard, Trustee of the Peggy A. Dillard Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Ann Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of August, 2006.

~~Deborah K. Devine~~
State of Tennessee at Large



My Commission expires ~~11/22/08~~ 5/22/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peggy A. Dillard, Trustee of the Peggy A. Dillard Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 15th day of August, 2006.

Notary Public at Large

My commission expires: 5/22/10

