Davidson County DEEDWARR
Recvd: 08/29/06 12:10 2 pgs
Fees:13.00 Taxes:588.30

20060829-0106679

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

# WARRANTY DEED

B-BURLEW-06-1202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carrie Lynn Sublett | CTX Mortgage Company | |
| 1202 Kenmore Place | (NAME) 801 94th Avenue North | 72-6-381.00 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) St. Petersburg, FL 33702 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES W. TALLEY AND WIFE, KAREN J. TALLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE LYNN SUBLETT, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 2, FINAL PLAT OF TALLEY Subdivision, as shown on plat of record in Instrument No. 20050125-0008847, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to James W. Talley and wife, Karen J. Talley by Warranty Deed from William Noel Wilson Revocable Living Trust Agreement and any successors in Trust dated August 5, 1999, recorded on the 6th day of October, 2004 in Instrument No. 20041006-0120466, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 332, page 32 and Instrument No. 20050125-0008847, Register's Office for Davidson County, Tennessee.

This Instrument is being executed in behalf of Karen J. Talley pursuant to a Power of Attorney executed by same on the 23rd day of August, 2005, recorded simultaneously herewith in Instrument No. ~~X~~ 20060829-0106678, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1202 Kenmore Place, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 is 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 hand(s) this 24th day of August, 2006.

James W. Talley

Karen J. Talley by James W. Talley,
attorney-in-fact

ATTY INFACT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Talley the within named bargainor, 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 and official seal, this the 24th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of August, 2006, before me personally appeared James W. Talley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Karen J. Talley and who acknowledged he/she/they executed the same as the free act and deed of the said Karen J. Talley.

Witness my hand and official seal, this the 24th day of August, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903