WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL A. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-06-219

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Waddell	United Mortgage Lenders, Inc	
147-06-11219 Garrett	(NAME) 404 BNA Drive, Ste 304	147-06-11
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTIE J. DAVIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REGINA WADDELL, hereinafter called the Grantees, 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 No. 157 on the plan of Caldwell Hall, Section I, of record in Book 2900, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William W. Davis and wife, Bettie J. Davis, by Deed from Daniel H. Herring and wife, Sherrie S. Herring, dated September 1, 1987, of record in Book 7340, page 952, Register's Office for Davidson County, Tennessee.

The said William W. Davis having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 147-06-11219 Garrett, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 09/08/06 13:30 2 pgs
Fees:13.00 Taxes:632.70
20060908-0111519

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of September, 2006.

Bettie J. Davis

STATE OF TENNESSEE

COUNTY OF Davidson

I, Robyn DuBray, a Notary Public of the County and State first above written, do hereby certify that Bettie Jean Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800