2492

box 186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY K. WALTERS	Mortgage Resources, Inc.	MAP 150-02 PAR. 43
(NAME)	(NAME)	
731 Lake Terrace Dr	3441 Lebanon Pk., Ste 112	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUTUAL PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY K. WALTERS, [illegible]married,** HEREINAFTER CALLED THE GRANTEE, HEIR HER 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 Lot No. 21-A Zone Lot Division of Lots 18, 21, 22, 23, 24 & 46, on the Plan of Harbor Gate Subdivision, Section I, Revised of record in Plat Book 6250, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mutual Properties, a Tennessee general Partnership by deed of record in Instrument No. 20040317-0030381, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 731 Lake Terrace Drive, Nashville, TN 37217
(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 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 hand(s) this 30th day of August, 2006.

Mutual Properties, a Tennessee general partnership

BY: JANET K. SHANDS, as PARTNER

Janet K. Shands, Partner

Davidson County DEEDWARR
Recvd: 09/11/06 14:59 2 pg
Fees:13.00 Taxes:301.74

20060911-0112414

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, JANET K. SHANDS , with whom I am personally acquainted and who upon their oath(s) acknowledged herself to be the Partner of the Mutual Properties, a Tennessee general partnership the within named bargainor, and that SHE as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said JANET K. SHANDS, such Partner.

WITNESS my hand and official seal this 30th day of August, 2006.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008