Davidson County DEEDWARR
Recvd: 09/14/06 09:15 2 pgs
Fees:13.00 Taxes:314.50

20060914-0113823

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 31st day of August, 2006.

Shelby V. Street
Notary Public
My commission expires: 11-13-07

03-0608-34015

Address of New Owner:	Send Tax Bills to:	Tax Information
Loral Tichbourne 7206 Sheffield Square Nashville TN 37221	The Same.	142-10-C-19.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janette R. Russell, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfers and conveys to Loral K. Tichbourne, 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. 7206 on the Plan of Sheffield Square Condominiums, a Horizontal Property Regime, (formerly designated as Unit No. 6, Sheffield Square), of record in Book 5210, Pages 191, 192 and 199, and shown as Exhibit A-2 to the Master Deed, of record in Book 7142, Page 73, and Book 7160, Page 232, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janette R. Russell, unmarried, by deed from Jane Kristine Smith, unmarried, dated December 27, 2000, of record in Instrument No. 20001229-0127531, Register's Office for Davidson County, Tennessee.

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 7206 Sheffield Square, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 31st day of August, 2006.

Janette R. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 31st day of August, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

