WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-22-09
(AFFIX SEAL)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

P-06-770

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
Tresea R. Donelson	GMAC Mortgage Corp	
770 Fitzpatrick Rd. (ADDRESS)	100 Whitmer Road (ADDRESS)	96-16-156
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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 VICKI CHARLENE CARTER, A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TRESEA R. DONELSON, 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. 262-A, Zone Lot division of Lots Nos. 260, 261, 262, 263, 264, 265, and 267 on the Plan of Larchwood Subdivision, Section Three, of record in Book 6250, page 40, amending Book 5200, page 540, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vicki Charlene Carter by Deed dated June 28, 2004, in Instrument #20040630-0077573, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 770 Fitzpatrick Rd., Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/04/06 13:41 2 pg
Fees:13.00 Taxes:390.35
20061004-0123157

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 29th day of September, 2006.

Vicki Charlene Carter

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Vicki Charlene Carter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE
OF
TENNESSEE

RETURN TO:

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