#600713 Return Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

MAP 160-16-0-C; PARCEL 008.00

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 10/20/06 12:44 2 pgs
Fees:13.00 Taxes:828.80

20061020-0130441

New Owner:

SUZAN DAVARMANESH
438 Old Towne Drive
Brentwood, TN 37027

Mortgagee:

Market Street Mortgage
9001 Airport Freeway, Ste. 120
Fort Worth, TX 76180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, KATHRYN AULD STEGALL, unmarried, has bargained and sold and by these presents does transfer and convey unto SUZAN DAVARMANESH, unmarried, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 8 on the plan of Terraces at Brentwood Chase, of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kathryn Auld Stegall by Warranty Deed of Nicole Moore (aka Nicole Moore Burns) of record at Instrument No. 20030911-0133784, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Subject to matters shown on the plan of The Terraces at Brentwood Chase of record at Instrument No. 20001103-0109137, Register's Office of Davidson County, Tennessee. 2) Declaration of Covenants and Restrictions for Terraces at Brentwood Chase of record at Instrument No. 20001214-0123057, Register's Office of Davidson County, Tennessee; as amended at Instrument No. 20010119-0005975; Instrument No. 20010328-0029845; and Instrument No. 20041206-0144631; said Register's Office. 3) ByLaws of Terraces at Brentwood Chase Townhome Association, Inc. of record at Instrument No. 20001214-0123058, Register's Office of Davidson County, Tennessee. 4) Charter of Terraces at Brentwood Chase Townhome Association, Inc. of record at Instrument No. 20001214-0123056, Register's Office of Davidson County, Tennessee. 5) Easement for drainage purposes granted to the State of Tennessee of record in Book 7902, page 389, Register's Office of Davidson County, Tennessee. 6) Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8371, page 320, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 10th day of October, 2006.

KATHRYN AULD STEGALL

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, KATHRYN AULD STEGALL, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Twenty Four Thousand and no/100 Dollars ($224,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of October, 2006.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2011

My Commission Expires: _____

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