WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 14:57 2 pgs
Fees:13.00 Taxes:207.20

20061020-0130670

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Ronnie E. Harper

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie E. Harper Jr.	Countrywide Home Loans, Inc.	119.14-0A-143.00-CO
(NAME)	(NAME)	
2929 Selena Drive 143	2021 N. Gallatin Rd. #280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Madison, TN 37115	
(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, I, Dennis Stark, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie E. Harper Jr., unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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.143, Bldg K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, page 520, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Dennis Stark, by deed from Hugh C. Howser, Jr., Trustee, Edwin W. Moats, Jr., and Edward Graham, dated August 30, 2005 and recorded September 7, 2005, of record as Instrument No. 20050907-0107803, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 2929 Selena Drive 143, Nashville, TN 37211
(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 this 13 day of October, 2006.

Dennis Stark by Derek Gerstenschlager, Atty. In Fact

By: Dennis Stark by Derek Gerstenschlager, atty

Dennis Stark by Derek Gerstenschlager, Atty. In Fact — Atty

STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 13th day of October, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Derek Gerstenschlager to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dennis Stark and acknowledged that he executed the same as the free act and deed of the said Dennis Stark.

WITNESS my hand and seal at Brentwood, ~~TENNESSEE~~, this the 13th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 5/30/07

DARREN F. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE MY COMMISSION EXPIRES 05/30/2007