#450 Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/06 08:29 2 pgs
Fees:13.00 Taxes:477.30

20061101-0135349

G-VRES-5845

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin E. Clark	SunTrust Mtg, INC	
5845 Brentwood Trace	(NAME) 1001 Semmes Avenue	160-14B-141.00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Richmond, VA 23224-2245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KELSEY HOWARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTIN E. CLARK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: unmarried

SITUATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT NO. 5845, IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, RECORDED IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, AMENDED IN BOOK 5545, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR SAID COUNTY, AMENDMENT TO MASTER DEED IN BOOK 5545, PAGE 510, AND AMENDMENT TO BY-LAWS IN BOOK 5537, PAGE 988, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO KELSEY HOWARD BY WARRANTY DEED FROM WALTER LEE SMALL AND WIFE, CAMILLE SHERRY SMALL RECORDED MAY 2, 2006 IN INSTRUMENT NO. 20060502-0050670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 261; Book 5524, page 424; Book 5868, page 70; Book 5524, page 415; Book 5537, page 988; and Book 5545, page 510, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5845 Brentwood Trace, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of October, 2006.

Kelsey Howard by Marilyn Martin Attorney in Fact

Kelsey Howard by marilyn martin
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of October, 2006, before me personally appeared Marilyn Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelsey Howard and who acknowledged he/she/they executed the same as the free act and deed of the said Kelsey Howard.

Witness my hand and official seal, this the 27th day of October, 2006.

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 22, 2008

My Commission Expires:

2008

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903