G#20124-3 Box 14A
Return to:
John T. Cook

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00

Donor Baw
Affiant

Subscribed and sworn to before me, this 27th day of October 2006.

Jennifer L. Jones
Notary Public
My commission expires: Nov. 24, 2007

Davidson County DEEDWARR
Recvd: 11/01/06 08:38 2 pg:
Fees:13.00 Taxes:4680.50
20061101-0135363

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra L Knox 2705 Valley Brook Place Nashville, TN 37215	AmSouth Bank Attn: Loan Servicing PO Box 847 Birmingham, AL 35201	117-09-0-073.00

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R Villers and wife Jamie R. Villers**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sandra L Knox, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Woodmont Estate No. 2, as shown on plat of record in Plat Book 1130, page 99, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James R Villers and Jamie R. Villersin Instrument No. 20050921-0113697, recorded 09/21/2005, re-recorded in Instrument No. 20060421-0045941, recorded 04/21/2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No. 117-09-0-073.00 2) Together with the following supporting documents:
(a) Modification of record in Instrument No. 20060503-0050847.
(b) Modification of record in Instrument No. 20060828-0105743. 3) All matters shown on Plat recorded in Book 1130, page 99. 4) Restrictions as contained in Instrument No. 20060215-0018238. 5) Easement(s) of record in Book 3347, page 57 and Book 1510, page 551, all of record in the Register's office in Davidson County, Tennessee.

This property is improved property known as 2705 Valley Brook Place, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of October 2006.

James R Villers

Jamie R. Villers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R Villers and Jamie R. Villers**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006100290