261001071

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of November, 2006.

Notary Public

My Commission Expires: 6-22-09

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/13/06 13:07 2 pgs
Fees:13.00 Taxes:307.10
20061113-0140327

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel Gerald and Susan Gerald
1307 Quail Valley Road Condominium 27
Nashville, Tennessee 37214

SEND TAX BILLS TO:
~~NEW OWNER~~
First Horizon Home Loans
P. O. Box 7481
Springfield, OH 45501

MAP-PARCEL NUMBERS:
Map 108-08-0E
Parcel 027.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith A. Clanton, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Daniel Gerald, unmarried and S usan Ge rald, unm arried, a s t enants in c ommon w ith expressed rights of survivorship, hereinafter referred to as 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 all of Lot No. 55, (Unit No. 27) on the Plan of Condominium Site Plan, Phase 6, Lots 25, 26, 27, 28, 53, 54, 55, 62, 63, 64, 65, 66, 67, & 68, Section Three Quail Valley, as shown by plat appearing of record in Plat Book 5800, Page 127-128, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Judith A. Clanton by Warranty Deed dated April 25, 1997 of record in Book 10433, Page 73, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed and By-Laws filed of record in Book 5884, page 534, Book 5970, page 828, and in Book 6081, page 130, said Register's Office.

Additional Restrictions filed of record in Book 5931, page 506, said Register's Office.

Home Owners Association Charter filed of Record in Book 6371, page 105, and in Book 7872, page 35, said Register's Office.

Deed to the Home Owners Association for the common area filed of record in Book 6002, page 537, said Register's Office.

Subject to plat of record in Plat Book 5200, page 433, said Register's Office.

Subject to any and all matters on plan of record in Plat Book 5800, pages 127-128; all in the Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1307 Quail Valley Road Condominium 27, Nashville, TN 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of November, 2006.

Judith A. Clanton

Judith A. Clanton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Judith A. Clanton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2006.

Notary Public

My Commission Expires: 6.17.08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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