Davidson County DEEDWARR
Recvd: 11/20/06 15:42 2 pg
Fees:13.00 Taxes:375.55

20061120-0143998

State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$101,500.00**

Shannon Kennedy Affiant

Subscribed and sworn before me this the **1st Day of November, 2006**

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Notary Public
My Commission Expires: 3-20-10

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Mary H. Nagel	**765 Kent Road**	**Wachovia Mortgage Corp.**
765 Kent Road	**Nashville, Tennessee 37214**	**1100 Corporate Center Drive**
Nashville, Tennessee 37214		**Raleigh, NC 27607**

Map 96-9 Group A Parcel 765

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

DAVID M. WILLIS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MARY H. NAGEL, MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

Being Unit B-765 on the Plan of Emery Place, as of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

Being the same property conveyed to David M. Willis by Warranty Deed from William A. Petry, III and wife, Brandln Petry of record in Instrument No. 20020702-0079271, Register's Office for Davidson County, Tennessee, dated June 27, 2002.

Subject to all matters of record in Plat Book 6250, page 719, Register's Office for Davidson County, Tennessee.

Deed conveying the common area to Emery Place of record in Book 6887, page 730, Book 6947, page 944, Register's Office for Davidson County, Tennessee.

Charter of Emery Place Condominium of record in Book 6647, page 466, Book 672, Book 6611, page 97, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6715, page 96, an amended in Book 6783, page 205, Book 6875, page 515, Book 8048, page 351, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 1st Day of November, 2006

David M. Willis

STATE OF TENNESSEE

COUNTY Of DAVIDSON

On this **1ST** of **November, 2006 before** me appeared

David M. Willis

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 3.20.10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee