#20230-2 Box 14A
Return to: JTC

Davidson County DEEDWARR
Recvd: 11/28/06 08:41 3 pgs
Fees:18.00 Taxes:555.00
20061128-0146428

THIS INSTRUMENT PREPARED BY:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Phonethip Melaynee Liu 1900 Richard Jones Rd. Unit S-6 Nashville, TN 37215	American Home Mortgage P.O. Box 660029 Dallas, TX 75266-0029	#117-15-A-174

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, N. BRAD THOMASON, a single person ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto PHONETHIP MELAYNEE LIU, unmarried ("Grantee") herein, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. S-6 and also designated parcel No. 174 of Green Hills Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 9830, page 181 in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5304, Page 745, as amended in Book 9830, Page 181, said Register's Office, and more particularly described on the Plan of record in Book 5200, page 64, Register's Office for said county, to which instruments reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Brad Thomason by Deed of record in Instrument No. 200205010053634 Register's Office of Davidson County, Tennessee.

Subject to:

1. The current year Property Taxes, which have bee prorated and paid by Grantor herein.

2. All matters shown on the Plat of record in Book 5200, page 64, said Register's Office.

3. The Covenants, Conditions and Restrictions, Reservations, Easements, Liens for assessments, Powers of attorney and Limitations on title created by the "Tennessee Horizontal Property Act," Tennessee Code Annotated §66-27-101 et seq., and as set forth in the Master Deed and Bylaws for Green Hills Terrace Condominiums recorded in Book 5304, page 702, as amended in Book 7841, page 557, and Book 9830, page 181, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the land to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned N. Brad Thomason, has hereunto subscribed ~~her~~ his name on this 21st day of November, 2006.

N. BRAD THOMASON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, N. Brad Thomason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this 21st day of November, 2006.

NOTARY PUBLIC

My Commission expires:

KIMBERLY M. DALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00. This is equal to or greater than the property would bring as a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of November, 2006.

NOTARY PUBLIC

My Commission expires: 5/30/07

CATHERINE GOODSON
NOTARY PUBLIC
TENNESSEE