03

Realty Title
Book 48 A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $254,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2006.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/05/06 07:45 2 pgs
Fees:13.00 Taxes:939.80
20061205-0149609

03-0611-34243

Address of New Owner:	Send Tax Bills to:	Tax Information
Roland Evans	America's Wholesale Lender	104-06-0-M 024.00CO
224 Fairmont Court	750 Old Hickory Blvd., #180	
Nashville TN 37203	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel M. Oberer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roland Evans and wife, Donia Evans, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2, on the Plan of Fairmont Court Condominiums, of record in Book 6250, Page 825 and further set out in the Master Deed for Fairmont Court of record in Book 6823, Page 962, Book 6686, Page 708, Book 6712, Page 126, Book 6774, Page 221, and Book 6893, Page 62, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Daniel M. Oberer and Merry Joan Oberer, as joint tenants with right of survivorship, by deed from Jennifer L. Westbrook, unmarried, dated March 31, 2003, recorded May 01, 2003, of record in Instrument No. 20030501-0058136, Resgister's Office for Davidson County, Tennessee. Merry Joan Oberer having since died.

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.

This property is improved property known as 224 Fairmont Court, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of November, 2006.

Daniel M. Oberer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel M. Oberer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of November, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09