Davidson County DEEDWARR
Recvd: 12/06/06 11:33 2 pgs
Fees:13.00 Taxes:738.15

20061206-0150764

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-CTX-06-1261

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann Wray	CTX Mortgage Company, LLC	
1261 General George Patton Road	3100 McKinnon, Corp. Closing 2nd Floor	142-9-E-60.00 CO
Nashville, TN 37221	Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER J. WALKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANN WRAY, UNMARRIED AND ELIZABETH L. WRAY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1261, TOGETHER WITH THE CARPORT DESIGNATED AS 1261-C, IN RIVER PLANTATION, SECTION SEVEN, PHASE ONE, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION CONDOMINIUMS, SECTION SEVEN, PHASE ONE, RECORDED IN BOOK 5200, PAGES 705 AND 706, AS AMENDED IN BOOK 6392, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER J. WALKER, UNMARRIED BY WARRANTY DEED FROM THE NORMAN M. FRANK AND LINDA KAY THERESA FRANK REVOCABLE LIVING TRUST, RECORDED ON THE 21ST DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030121-0008325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 5200, Pages 705-706 and amended in Book 6392, Page321, By-Laws of record in Book 6226, Page 18, Master Deed of record in Book 6226, Page 9, amended in Book 6392, Page 321, and easement of record in Book 11729, Page 431, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1261 General George Patton Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are 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 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 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/our hand(s) this 23rd day of October, 2006.

Jennifer J. Walker

STATE OF Tennessee
COUNTY OF Davidson

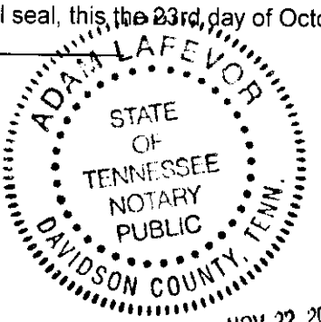
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer J. Walker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 23rd day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903