THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BUYERS TITLE & ESCROW, LLC
5210 MARYLAND WAY, STE 201
BRENTWOOD, TN 37027
Return to above :

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Stephen Bargatze	**NEW OWNER**	108-12-0-290.00
1708 Elm Run Way		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Lorraine R. Brooks
Affiant

Subscribed and sworn to before me this 1st day of December, 2006

Karen Russell
Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lorraine R. Brooks, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Stephen Bargatze and Carol Bargatze, husband and wife**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot No. 102 on the Plan First Revision, Trailwood, Section 7, of record in Plat Book 8250, Page 741, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lorraine R. Brooks, unmarried by Warranty Deed from Larry Powell Builders, Inc. of record in Book 10788, Page 248, dated February 6, 1998, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable.

NOTE: 2006 Taxes are in the amount of $1806.89 All matters as set forth per Plat of record in Book 8250, Page 741, Register's Office for Davidson County, Tennessee. Restrictive Covenants/Declaration of Covenants, Restrictions and Conditions recorded in Book 5728, Page 298, Book 6128, Page 361, Book 8078, Page 521, and Book 10413,

Page 344, Register's Office for Davidson County, Tennessee

THIS IS **improved** PROPERTY KNOWN AS 1708 Elm Run Way, Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/06/06 14:04 2 pgs
Fees:13.00 Taxes:802.90

20061206-0150928

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 1st day of December, 2006

Lorraine R. Brooks

Lorraine R. Brooks

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Lorraine R. Brooks and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the ~~15th~~ 1st day of ~~November~~ December, 2006.

Karen Russell

Notary Public

My Commission Expires: 5/26/08

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY