Davidson County DEEDWARR
Recvd: 12/14/06 14:06 2 pgs
Fees:13.00 Taxes:423.65

20061214-0154377

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF December, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lidieth Mora 5170 Hickory Hollow Pkwy., #220 Antioch, TN 37013	Bank of America, N.A. 900 W. Trade Street Gateway Village, 3rd Fl. Charlotte, NC 2855-0001	Map 163.05 B Parcel 97

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Arnasa L. Mitchell, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lidieth Mora, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 97 ON THE PLAN OF MILL PARK, PHASE II, (FORMERLY HICKORY HOLLOW TOWNHOMES) A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) OF RECORD IN INSTRUMENT NO. 200007060066999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARNASA L. MITCHELL, UNMARRIED BY DEED FROM NRV, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, DATED JANUARY 30, 2002, AND OF RECORD IN INSTRUMENT NO. 20020206-0016240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 200000706-0066999, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10719, Page 425, Book 11167, Page 757,Instrument Number 20010712-0074528 and Instrument No. 20011016-0112643, Register's Office for Davidson County, Tennessee.
4) Property is subject to Horizontal Property Regime of Mill Park Phase II (Formerly Hickory Hollow Townhomes), HOA Charter of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 10719, Page 464, amended in Book 11167, Page 759 including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10719, Page 425, Book 11167, Page 757,Instrument Number 20010712-0074528 and Instrument No. 20011016-0112643, said Register's Office.
5) Easement to Mills Park HOA for Common Areas of record in Instrument No. 20010712-0074529, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5170 Hickory Hollow Pkwy. #220, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 13 day of December, 2006.

Arnasa L. Mitchell

Arnasa L. Mitchell

FILE BOX 45

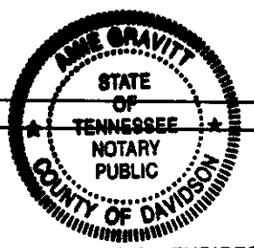
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Arnasa L. Mitchell, unmarried, with whom I am personally acquainted, (or who 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, at office, this 13 day of December, 2006.

NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076