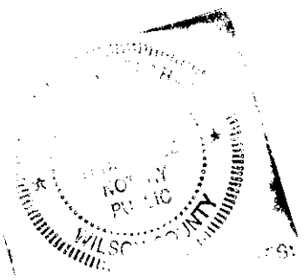
WARRANTY DEED



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$159,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2006.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott Talley **Clarinda Talley**	**SAME**	**136130A01900CO**
1216 Waverunner Court W		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles Appleton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Talley, and wife, and Clarinda Talley

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Watersview, a plat of which is of record in Instrument # 20010515-0050286, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Veronica K. Armstrong, unmarried by deed from Jack Williams Construction dated 5/7/03 and recorded 5/8/03 in Instrument # 200305080061502, Register's Office for Davidson County, Tennessee. Also Conveyed to Charles Appleton by deed dated 4/28/06 and recorded 5/3/06 in Instrument # 200605030051463, Register's Office for said County.

This is improved (_x___) Unimproved (____) property, known as **1216 Waverunner Court W, Nashville, TN 37217**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **27th** day of **December, 2006.**

Charles Appleton

Davidson County DEEDWARR
Recvd: 12/29/06 12:28 2 pg
Fees:13.00 Taxes:590.15

20061229-0160753

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
[illegible] 37214
[illegible] (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Charles Appleton, unmarried,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **December, 2006.**

_____
Notary Public

My Commission Expires:_____

