(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/06 14:59 2 pg
Fees:13.00 Taxes:788.10

20061229-0160977

G-KW-06-126

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Rebecca D. Rudy
Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2006.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

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
Erica L. Tober	Lender (NAME)	
940 Gale Lane, Unit 126 (ADDRESS)	Bank of America	118-5A-14.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	900 W Trade St (ADDRESS) Gateway Village 3rd Flr Charlotte NC 28255-0001 (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 STEVEN THOMAS SOWELL SHELLY ROSALIND SOWELL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICA L. TOBER, UNMARRIED, 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 A LOT DESIGNATED AS BUILDING 4, UNIT C, AND FURTHER IDENTIFIED AS PARCEL NUMBER 14, ON THE PROPERTY TAX MAP NUMBER 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED IN INSTRUMENT NO. 20031107-0163683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STEVEN THOMAS SOWELL AND SHELLY ROSALIND SOWELL, HUSBAND AND WIFE BY WARRANTY DEED FROM 940 PARTNERS, RECORDED ON THE 22ND DAY OF JULY, 2004 IN INSTRUMENT NO. 20040722-0088043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 Property Taxes; b) instruments of record in Plat Book 4460, Page(s) 186 amended at Instrument No. 20031107-0163683; Book 4611, Page 682 amended in Book 4710, Page 244 and Instrument No. 20031107-0163683; Book 4611, Page 692 amended and restated at Instrument No. 19991230-0308948; Book 4711, Page 48 and Book 4611, Page 674 amended at Instrument No. 20031107-0163682; Book 4710, Page 602; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane, Unit 126, Nashville, Tennessee 37212
(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 28th day of December, 2006.

Steven T. Sowell by Tom Sowell, Attorney-in-Fact.
Steven Thomas Sowell by Tom Sowell as attorney in Fact

Shelly R. Sowell by Tom Sowell, Attorney in Fact
Shelly Rosalind Sowell by Tom Sowell as attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of December, 2006, before me personally appeared Tom Sowell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Thomas Sowell and Shelly Rosalind Sowell, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Steven Thomas Sowell and Shelly Rosalind Sowell, husband and wife.

Witness my hand and official seal, this the 28th day of December, 2006.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV 22, 20[illegible]

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