WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 13:50 2 pgs
Fees:13.00 Taxes:943.50

20070103-0001187

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2006.

Notary Public

My commission expires: 3/31/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan S. Comer	**World Savings Bank, FSB**	**117-07-0-M-040co**
2031 Stokes Lane	**4101 Wiseman Blvd.**	
Nashville, TN 37212	**San Antonio, TX 78251**	

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,

Ashley Anne Halter, unmarried and Vern R. Halter, married

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

Susan S. Comer, an unmarried woman

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 Unit No. 2031, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225 and as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville, of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ashley Anne Halter, unmarried and Vern R. Halter, married, as joint tenants with right of survivorship, of record in Instrument No. 20030902-0126457, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 9619, Page 112, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Sue H. Halter, spouse of the above named Vern R. Halter, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed in behalf of Vern R. Halter and Sue H. Halter, pursuant to a Power of Attorney executed by same on the 7th day of December, 2006, of record in Instrument No. 20070103-0001186 **, Register's Office for Davidson County, Tennessee.**

This is Improved (X) unimproved (____) property, known as: **2031 Stokes Lane, Nashville, TN 37215**

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/our hand(s) this **29th** day of **December, 2006.**

Ashley Anne Halter
Ashley Anne Halter

Vern R. Halter
Vern R. Halter
By: Ashley Anne Halter, Attorney-in-fact
By: Ashley Anne Halter
Attorney in fact

Sue H. Halter
Sue H. Halter
By: Ashley Anne Halter, Attorney-in-fact
By: Ashley Anne Halter
Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2006.**

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Ashley Anne Halter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Vern R. Halter and wife, Sue H. Halter, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Vern R. Halter and Sue H. Halter for the purpose therein contained, by signing the name of Vern R. Halter and Sue H. Halter by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, **2006.**

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 3/22/09