BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/07 08:23 2 pg
Fees:13.00 Taxes:440.34

20070104-0001418

State of Tennessee)
County of Davidson)

G#20273-2

The actual consideration or value, whichever is greater, for this transfer is **$119,010.00**.

Affiant

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

Notary Public

My commission expires: Nov. 24, 2007

(AFFIX SEAL)

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
TIMOTHY P. SELLS	**REALTY MORTGAGE CORPORATION**	**Map 091-05, Part of Parcel 147**
1961 Dunedin Drive	**7000 Executive Center Dr, Suite 200**	
Old Hickory, TN 37138	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VERNON AVENUE PARTNERS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

TIMOTHY P. SELLS, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 734 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

BEING part of the same property conveyed to Vernon Avenue Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated October 7, 2004, from Henry Sender, Lee Kraft, Executor and Trustee under the Will of Joe Kraft, deceased, and Lauren Sender, now Cooper, of record in Instrument No. 20041012-0122803, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20061024-0131877, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein, in parent acreage.

This is IMPROVED (__XX__) unimproved (____) property, known as: **734 Vernon Avenue, Nashville, TN 37209**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 29th day of December, 2006.

VERNON AVENUE PARTNERS, LLC

By: _____
Carl A. Neuhoff, Jr., Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary** of **VERNON AVENUE PARTNERS, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.,** as **Secretary.**

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

_____
Notary Public

DONOR BARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-25-10