Davidson County DEEDWARR
Recvd: 01/04/07 16:18 2 pg
Fees:13.00 Taxes:810.30

20070104-0001898

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $219,000.00
Rebecca D. Price
Affiant
Subscribed and sworn to before me
This 2 day of January, 2007
Tabatha Edwards
Notary exp: 11-24-07

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

Address of new owners:	Send tax bills to:	Map & Parcel:
Vista Investment Group	Buyer	118-1-337
5141 Virginia Way ste 460	5141 Virginia Way ste 460	
Brentwood Tn 37027	Brentwood Tn 37027	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Kristin Smith**, now known as Kristin Russell, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Vista Investments, LLC** hereinafter called the Grantee, 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 the westerly part of Lot No. 20 on the Plan of Noel's Idlewild Addition, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50.0 feet on the northerly side of Halcyon Avenue and runs back 150.0 feet on the easterly line and 151.0 feet on the westerly line with the easterly margin of 10th Avenue, South, to an alley measuring 50.0 feet, more or less, thereon.

Being the same property conveyed to Kristin Smith, by deed from Cendant Mobility Financial Corporation, of record as Instrument No. 20020910-0109605, dated August 22, 2002 said Register's Office.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Rann Russell is executing this deed for purposes of relinquishing marital rights to this property.

x The property is improved with an address of: 926 Halcyon Ave Nashville Tn 37204

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 2nd day of January, 2007.

Kristin Russell

Rann Russell

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 Kristin Russell formerly known as Kristin Smith and Rann Russell, 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 purposed therein contained.

Witness my hand and official seal this 2 day of January, 2007.

Notary Public

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

Commission expires: 11/24/07

I, the undersigned, do hereby certify that Kristin Smith and Kristin Russell are one and same person.

This the 2nd day of January, 2007.

Kristin Russell

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 2nd day of January, 2007.

Notary Public

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

Commission expires: 11/24/07