03

Liberty Title
48-A

Name and Address of New Owner:

Walter Fletcher
21 Vaughns Gap Rd. 31
Nashville TN 37205

Send Tax Bills To:
CTX MORTGAGE CO., INC.
801 94TH AVE. NORTH
ST. PETERSBURG, FL 33702

Prepared by:

Southeast Title
907 Rivergate Parkway Ste B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $124,900.00

Affiant
Subscribed and sworn to before me on 12/29/06.

Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Map & Parcel No.
129-15-A 31.00CO

Davidson County DEEDWARR
Recvd: 01/08/07 15:05 2 pgs
Fees:13.00 Taxes:462.13
20070108-0003365

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Rachel L. Thomann, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Walter Fletcher and wife Amy Fletcher, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 21 Vaughn's Gap Rd. 31, Nashville, TN 37205
County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, TO WIT:

BEING Unit No. 31, together with the appurtment interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7091, Page 302, of the Register's Office of Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Rachel L. Thomann, unmarried, by deed from James Thien, unmarried, dated 11/29/05 and filed of record in Instrument No. 200512020144980, said Register's Office.

Being the same property conveyed to James Thien, unmarried, by deed from Fredrick M. Long, married, dated 2/4/99 and filed of record in Book 11331, page 526, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 21 Vaughns Gap Rd. 31, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/29/06.

Rachel L. Thomann

Rachel L. Thomann

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Rachel L. Thomann, unmarried, 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, TN, this the 29th day of December, 2006.

Jennifer Marie Crowell

Notary Public

My Commission Expires:

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010