WARRANTY DEED

P-06-2301

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,200.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Starling	Regions dba Amsouth Bank	
2301 Springdale Avenue	(NAME) RCN-6 2050 Parkway Office Circle	117-2-H-001 CO
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we B & R INVESTMENTS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CRAIG STARLING AND WIFE MARGARET STARLING, hereinafter called the Grantees, 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 UNIT 1, SPRINGDALE CONDOMINIUMS FILED FOR RECORD IN MASTER DEED AT INSTRUMENT NO. 200202140019588, SAID REGISTER'S OFFICE, TO WHICH REFEREN

BEING THE SAME PROPERTY CONVEYED TO B & R INVESTMENTS BY DEED FROM SPRINGDALE PARTNERS, OF RECORD IN IN INSTRUMENT NO. 20020913-0111753, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2301 Springdale Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/31/07 13:00 2 pgs
Fees:13.00 Taxes:1051.54

20070131-0012875

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 19th day of January, 2007.

B & R Investments

BY: _____

Charles Robert Bone
Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above * ~~written,~~ do hereby certify that B & R Investments personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

*written, personally appeared Charles Robert Bone, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of B & R Investments as their Chief Manager, and

Witness my hand and official seal, this the 19th day of January, 2007.

_____
Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800