Return To: File Box 9B
First Title and Escrow Co. Inc
2000 Richard Jones Rd Ste #110
Nashville, TN 37215
File # 26202

WARRANTY DEED

P-06-#72

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Cara E. Vance
Affiant

Subscribed and sworn to before me, this 29th DAY OF, January, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010

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
Cara E. Vance	THDA C/O FHHLC	
210 Old Hickory Blvd. #72	(NAME) Suite #300 103 Continental Pl.	142-4-A-72 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Brentwood, TN 37027	
(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 JAMES DERRICK COZART AND WIFE ANNIE COZART, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARA E. VANCE UNMARRIED, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 72, IN BELLE FORREST, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5438, PAGE 699 AND AMENDED IN BOOK 6082, PAGE 866* REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND FURTHER DESCRIBED ON THE PLAT APPENDED THERETO AS EXHIBIT B. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF BELLE FORREST CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES DERRICK COZART, AN UNMARRIED PERSON BY WARRANTY DEED FROM CYNTHIA HUMES LOFLIN, A MARRIED PERSON AND J. LOFLIN, RECORDED ON THE 9TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 20000809000789~~58~~
~~58~~, 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.

*Book 7886, page 939 and Instrument No. 2002032-0034877

unimproved ( )
This is improved (X) property, known as 210 Old Hickory Blvd. #72, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/02/07 14:05 2 pgs
Fees:13.00 Taxes:401.45
20070202-0014147

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 January, 2007.

James Derrick Cozart

Annie Cozart

STATE OF Tennessee

COUNTY OF Davidson

I, Robyn Duff, a Notary Public of the County and State first above written, do hereby certify that James Derrick Cozart ~~married~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *and wife Annie Cozart

Witness my hand and official seal, this the 29th day of January, 2007.

Robyn Duff

Notary Public

My Commission Expires:

(SEAL) 5/24/08

RETURN TO:

PRESTIGE TITLE, LLC

1600 Westgate Circle, Ste 200

BRENTWOOD, TN 37027

615-515-6800