39-B

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF January, 2007. Notary Public MY COMMISSION EXPIRES 5/22/10 (AFFIX SEAL)
G-VRE-06-1202A	
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Knapp	SunTrust Mtg. Inc. (NAME)	
1202 A Cedar Lane	201 4th Ave N. 17th Flr	118-5-C-4 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN L. MILLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE KNAPP,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*an unmarried person

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, INCLUDING THE PRIVATE ELEMENTS APPURTENANT TO SAID UNIT, ON THE PLAN OF CEDAR LANE CONDOMINIUMS, PHASE TWO, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT B TO THE AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT #20020712-0084158, SAID REGISTER'S OFFICE, ESTABLISHING CEDAR LANE CONDOMINIUMS, PHASE TWO, A CONDOMINIUM, SAID AMENDMENT AMENDING MASTER DEED OF RECORD IN INSTRUMENT #20020530-0065774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DOUGLAS GENE ROGERS TO KAREN L. MILLS AS RECORDED ON THE 9TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040709-0081674 AND WARRANTY DEED FROM F. DON MONTGOMERY, JR. TO KAREN M. ROGERS, MARRIED AS RECORDED ON THE 30TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030730-0107412, 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 including those of record in Instrument Number 200207120084158; 200304080046333; 200205300005774; and 200207120084158, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1202 A Cedar Lane, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 30th day of January, 2007.

Karen L. Mills

Davidson County DEEDWARR
Recvd: 02/05/07 13:22 2 pgs
Fees:13.00 Taxes:1276.50

20070205-0014844

STATE OF Tennessee
COUNTY OF Davidson

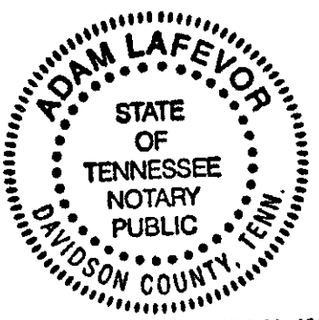
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. Mills, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903