Davidson County DEEDWARR
Recvd: 02/06/07 15:15 2 pgs
Fees:13.00 Taxes:802.90

20070206-0015712

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-PFP-07-1712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00,

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

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
Sandra Waggoner	Pinnacle National Bank	
1712 Bryce Court (ADDRESS)	211 Commerce Street, Suite 300 (NAME)	172-15A-222.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (ADDRESS) (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 MATTHEW R. WELSCH AND MISTY D. SLOAN WELSCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA WAGGONER, AN UNMARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 181 ON THE PLAN OF HOLT WOODS, SECTION TWELVE, OF RECORD IN PLAT BOOK 9700, PAGE 723, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW R. WELSCH AND WIFE, MISTY D. SLOAN WELSCH BY QUITCLAIM DEED FROM MATTHEW R. WELSCH AND MISTY D. SLOAN, RECORDED ON THE 30TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011130-0131634, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7900, PAGE 668; BOOK 7900, PAGE 793; BOOK 9570, PAGE 22; BOOK 11096, PAGE 143; BOOK 9570, PAGE 13; BOOK 9570, PAGE 5; BOOK 10316, PAGE 585; INSTRUMENT 20020807-0095356, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1712 Bryce Court, Nashville, Tennessee 37211
(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 31st day of January, 2007.

Matthew R. Welsch

Misty D. Sloan Welsch

STATE OF Tennessee
COUNTY OF Davidson

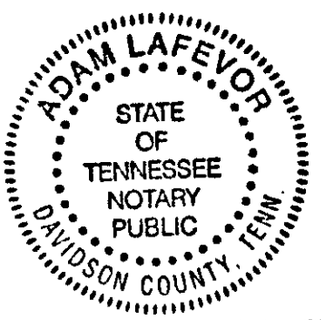
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew R. Welsch and Misty D. Sloan Welsch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they 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