WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00 Affiant Subscribed and sworn to before me, this 5th DAY OF March, 2007 Notary Public MY COMMISSION EXPIRES: 2/15/09 (AFFIX SEAL)
P-07-2124	

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, 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
Jonathan Grigsby	America's Wholesale Lender	
2124 Fairfax Avenue Unit 211 (ADDRESS)	750 Old Hickory Blve Suite 181 (NAME) (ADDRESS)	104-11-F-211 CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 MARYFRANCES RUDY, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JONATHAN GRIGSBY, 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:

Land in Davidson County, Tennessee, being Unit 211, THE CLOISTERS Condominiums, as established under Master Deed of record in Book 6317, Page 688, amended in Book 6533, Page 580 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.
Being the same property conveyed by Quitclaim Deed from Maryfrances Rudy, unmarried and Patricia Rudy Woods, married to Maryfrances Rudy, unmarried as recorded on the 14th day of August, 1998 in Book 11066, Page 200 and Warranty Deed from A. Harrison Johnson, Jr., Trustee to Mary Frances Rudy, unmarried and Patricia Rudy Woods as recorded on the 26th day of April, 1985 in Book 6542, Page 935, 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 2124 Fairfax Avenue Unit 211, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/09/07 10:06 2 pgs
Fees:13.00 Taxes:458.80

20070309-0029272

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 5th day of March, 2007.

Mary Frances Rudy

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 Maryfrances Rudy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of March, 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