WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephanie R. Mayes	Flagstar Bank, FSB	Map 162
5515 Country Drive; Unit A-2	5151 Corporate Drive	Group 05-0-C
Nashville, TN 37211	Troy, MI 48098	Parcel 002.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations the receipt of which is hereby acknowledged, we

Audra L. Upton-Cox and husband, Michael Cox

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stephanie R. Mayes, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Town House No. 2 on the Plan of Hickory Valley Condominiums, of record in Plat Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Audra L. Upton Cox and husband, Michael Cox by Quitclaim Deed from Audra L. Upton Cox, formerly Audra L. Upton, of record in Book 10922, Page 413, said Register's Office. See also deed of record in Book 10140, Page 612, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 4521, Page 574; Book 5001, Page 394; Book 10675, Page 743; Book 8466, Page 263; Book 10597, Page 675; Book 4521, Page 582; Book 10597, Page 703; Book 10645, Page 774, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 27, said Register's Office; (3) Access Easement of record in Book 4842, Page 979, and Book 5606, Page 663, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5515 Country Drive; Unit A-2, Nashville, TN 37211

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 our hands this 26th day of February, 2007.

Audra L. Upton-Cox

Michael Cox

Davidson County DEEDWARR
Recvd: 03/09/07 12:50 2 pgs
Fees:13.00 Taxes:332.63

20070309-0029433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audra L. Upton-Cox and husband, Michael Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2007.

My Commission Expires: 03/31/07

Notary Public

