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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/12/07 09:41 2 pgs
Fees:13.00 Taxes:740.00

20070312-0029814

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00 .

Charles R. Bailey
Affiant

Subscribed and sworn to before me this 8th day of March, 2007.

Notary Public
My Commission Expires 01/26/08

07-0894

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles R. Bailey	SunTrust Mortgage, Inc.	104-2-L
3221 West End Circle	201 Fourth Avenue N, 7th Floor	104.00CO
Nashville, TN 37203	Nashville, TN 37219	

WARRANTY DEED

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 **Brian Petty, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles R. Bailey and wife, Elizabeth M. Bailey**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3221 of Magnolia Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 7295, Page 869, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian Petty by deed from Susan C. Martin, unmarried, dated September 13, 2002, recorded in Instrument No. 20020918-0114005, Register's Office for said County.

Tara Petty, wife of Brian Petty, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3221 West End Circle, Nashville, TN 37203.**

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 8th day of March, 2007.

Brian Petty

Tara Petty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brian Petty and Tara Petty**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of March, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE