(1)

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

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:
Tansy K. Hall	Wells Fargo Bank, N.A.	Map 061
736 Maple Place	2701 Wells Fargo Way	Group 05-0-A
Nashville, TN 37216	Minneapolis, MN 55467	Parcel 102-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

Karen M. Rhodes Avant f/k/a Karen M. Rhodes and husband, Curtis Avant

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tansy K. Hall , unmarried
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 Lot No. 1, on the Plan of Phase V, Poplar Glen, of record in Plat Book 7900, Page 67, 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 Karen M. Rhodes by deed from Fox Ridge Homes, Inc. of record in Book 10224, Page 732, said Register's Office. The said Karen M. Rhodes is now known as Karen M. Rhodes Avant.

This conveyance is subject to Restrictions and By-Laws of record in Book 7534, Page 591; Book 7548, Page 612; Book 8036, Page 175; Book 8679, Page 984; and Book 7534, Page 625, 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 7900, Page 67, said Register's Office; (3) Conveyance of Cross Easements of record in Book 7337, Page 269, said Register's Office; (4) Sewer/Storm Drainage Easements of record in Book 5129, Page 28; Book 5325, Page 322; and Book 4989, Page 430, said Register's Office.

The said Curtis Avant joins in this conveyance to convey any and all marital interest he may have in said property.

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 736 Maple Place, Nashville, TN 37216

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 hand this 16th day of March, 2007.

Karen M. Rhodes Avant

Curtis Avant

Davidson County DEEDWARR
Recvd: 03/20/07 14:22 2 pg
Fees:13.00 Taxes:399.60

20070320-0033944

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 Karen M. Rhodes Avant and husband, Curtis Avant, 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 16th day of March, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. RE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, T