THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/30/07 11:20 2 pgs
Fees:13.00 Taxes:310.80



20070330-0038230

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Donna Staggs 500 Paragon Mills Nashville, TN 37211	Donna Staggs 500 Paragon Mills Nashville, TN 37211	133-11-0A-058.00

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, **Julie Ryeanne Warwick**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Donna Staggs, a married woman**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit Number J-6 of Canterburry Hall, a horizontal property regime established by Master Deed of record in Book 5440, page 255 and as amended in Book 5441, page 819, the plat of which is of record in Plat Book 5200, page 159, Register's Office for Davidson County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Julie Ryeanne Warwick, an unmarried woman, by deed from Karen M. Izak and Tammy S. Langerak dated 9/2/2004 in Instrument No. 20040903-0107106 Register's Office for Davidson County, Tennessee.

This is improved property known as: 500 Paragon Mills, 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. Whenever 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 13th day of March, 2007.

Julie Ryeanne Warrick

Julie Ryeanne Warrick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Julie Ryeanne Warrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 13th day of March, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me this 13 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY