RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

Warranty Deed

Davidson County DEEDWARR
Recvd: 04/10/07 07:36 2 pgs
Fees:13.00 Taxes:797.35

20070410-0042144

STATE OF TENNESSEE
COUNTY OF Davidson

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

The actual consideration or value, whichever is greater, for this transfer is $215,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2007.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeri L. Rice	Countrywide Home Loans, Inc.	92-16-C
807 18th Avenue South, #310	801 Crescent Centre Drive, Suite 510	310 CO
Nashville, TN 37203	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUZANNE T. ASHLEY**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERI L. RICE**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 310 as shown on the plan attached as Exhibit "E" to the Master Deed establishing 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Parking Space # 48 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Suzanne T. Ashley, a single woman by deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, of record in Instrument No. 20060207-0015005, Register's Office for Davidson County, Tennessee, dated 2/3/06.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 807 18th Avenue South, #310, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2007.

Suzanne T. Ashley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Suzanne T. Ashley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of April, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY