Return to: First Title and Escrow Company, Inc.
Box 9B File Number 26146

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/25/07 15:12 2 pgs
Fees:13.00 Taxes:406.63
20070425-0049519

W & I Ref:(dm) Title No: 48534
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betsy A. Clapsaddle 1005 13th Avenue S. Unit 6 Nashville, Tennessee 37212	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101-4701

TAX MAP-PARCEL NUMBERS: 105010A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$109,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Rees Greenman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy A. Clapsaddle, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of St. Augustine Court Townhomes shown as Exhibit A-2 of record in Doc. No. 20050405-0037321 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold Rees Greenman, unmarried, by deed from Carl Massaro, a married person of record in Doc. No. 20050418-0043029 Register's office for said County.

Amy Elizabeth Greenman joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit A-2 in Doc. No. 20050405-0037321, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20050405-0037321 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1005 13th Ave S Unit 6, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2007.

Harold Rees Greenman

Amy Elizabeth Greenman

State of TENNESSEE
County of DAVIDSON

On this 16th day of April, 2007 , before me the undersigned authority, personally appeared Harold Rees Greenman and Amy Elizabeth Greenman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2007

Notary Public

My Commission Expires: _____

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010