209

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0704098
After Recording please return to:
AM Title
515 Rivergate Pkwy Ste 111,
Goodlettsville, TN 37072
File No. **0005507641**

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$173,000.00**

D. Annette M[illegible]
Affiant

DORIS COLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this
The 25th day of April, 2007

Doris Coley
Notary Public
My commission expires: 9/21/09

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bryan Kent Wallace **159 NASHBORO GRNS** **Nashville, TN 37217-3925**	Freeman Webb Mortgage Corp. #209555 Great Circle Road Nashville, TN 37228	135110CO5200CO

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 consideration, the receipt of which is hereby acknowledged, We, **Linda L. Mansur and Jim Grinstead, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bryan Kent Wallace, an unmarried man,** hereinafter called the Grantees his heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Being Lot No. 209 on the Horizontal Property Private Element Plat on the Plan of Nashboro Village-Tract 18, Ph Two, as of record in Book 9700, page 968 and Instrument No.20010423-0039877, Register's Office for Davidson County, TN, to which said reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Linda L. Mansur and Jim Grinstead, wife and husband, by Warranty Deed from Casey C. Lacefield, dated June 17, 2005 and of record as Instrument No. 20050620-0070170, ROODCT. Being the same property conveyed to Casey C. Lacefield by Warranty Deed from Westminster Homes of Tennessee, Inc., dated 07/29/02 and of record as Instrument No. 20020730-0091055.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, Master Deeds, Bylaws and all other matters of record applicable to this property and all items set out on any applicable plat or revised Master Deed of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
159 NASHBORO GRNS,/Nashville, TN 37217-3925
Unit 209

Davidson County DEEDWARR
Recvd: 05/01/07 12:50 2 pgs
Fees:13.00 Taxes:640.10
20070501-0051808

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Linda L. Mansur and Jim Grinstead, sign this Warranty Deed on this the 25th day of April, 2007.

Linda L. Mansur

Jim Grinstead

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 **Linda L. Mansur** and **Jim Grinstead,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of April, 2007

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010