Record and Return to:
Prepared By:

Chapman and Rosenthal Title, Inc. 3817 Bedford Avenue, Suite 140 Nashville, TN 37215	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2007. Notary Public
R-KW-07-7277	MY COMMISSION EXPIRES: 11/22/2010 (AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eric J. Thomassee	new owner	
7277 Charlotte Pike #305 (ADDRESS)	(NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	114-08-C-150.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON MORANT, A/K/A JASON A. MORANT, HUSBAND, AND WIFE, BRIANNA E. MORANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC J. THOMASSEE AND MAY E. SCOTT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 146 on the plan of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in Instrument No. 20041221-0151636, in the Register's Office for Davidson County, Tennessee, and also as amended by Instrument No. 20060202-0013378 and as further set out on a plan of West Park, Phase 3, of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason A. Morant, husband and wife, Brianna E. Morant by Warranty Deed from NVR, Inc., a Viriginia Corporation T/A Fox Ridge Homes recorded April 3, 2007 in Instrument No. 20070403-0039859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20040624-0075136; Inst. No. 20060202-0013378; Inst. No. 20060202-0012968; Inst. No. 20040304-0024541; Inst. No. 20041221-0151636; Inst. No. 20050222-0018812; Inst. No. 20051123-0141922; Inst. No. 20030530-0073233; Inst. No. 20041112-0136248; Inst. No. 20070403-0039860; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 7277 Charlotte Pike #305, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/03/07 08:59 2 pgs
Fees:13.00 Taxes:823.25
20070503-0052838

Witness my/our hand(s) this 30th day of April, 2007.

Jason Morant by Brianna Morant as Attorney in Fact

Brianna E. Morant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brianna E. Morant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

* * * * * * *

Personally appeared Brianna Morant to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason A. Morant, and who acknowledged he/she/they executed the same as the free act and deed of the said Jason A. Morant.

Witness my hand and official seal, this the 30 day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903