Davidson County DEEDWARR
Recvd: 05/04/07 12:32 2 pgs
Fees:13.00 Taxes:869.50

20070504-0053804

DOA 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me this 30th DAY OF April, 2007.

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-KW-07-8144

MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

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
Jon Waite	J.P MORGAN CHASE (NAME)	
8144 Settlers Way (ADDRESS)	P. O. Box 9000 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	MONROE LA 71211 (CITY) (STATE) (ZIP)	126-15A-293.00 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 STACEY L. BRAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JON WAITE AND WIFE, REBECCA WAITE, 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 LOT NO. 162, ON THE PLAN OF SECTION SEVEN, BOONE TRACE AT BILTMORE, OF RECORD IN INSTRUMENT NO. 20011003-0107279, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STACEY L. BRAND BY WARRANTY DEED FROM JOHN WN GOULD AND ALEXANDRA E. GOULD, HUSBAND AND WIFE, RECORDED ON THE 17TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060517-0057787, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 6900, Page 470; Inst. No. 20011003-0107279; Book 8992, Page 63; Book 9665, page 420; Book 7265, Page 657; Book 9342, Page 312; Inst. No. 20000126-0008529; Inst. No. 20010717-0075902; Inst. No. 200012110121618; Inst. No. 2001119-0126832; Book 9607, Page 534; Inst. No. 2001111-0126831; Inst. No. 20001120-0114598; 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 8144 Settlers Way, Nashville, Tennessee 37221
(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.

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

Stacey L. Brand

STATE OF Tennessee
COUNTY OF Davidson

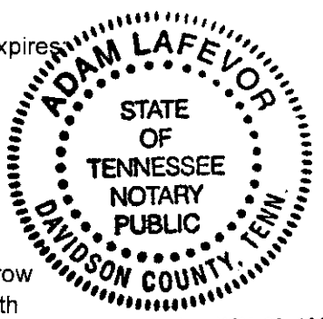
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey L. Brand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the ~~30th~~ 15 day of ~~April~~ May, 2007.

Notary Public

My Commission Expires:

(SEAL)



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