WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 05/09/07 10:02 2 pgs
Fees:13.00 Taxes:954.60
20070509-0055597

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $258,000.00 •
Affiant
Subscribed and sworn to before me
This 24 day of April 2007
Notary exp: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of new owners:
512 Belair Way
Nashville Tn 37215

Send tax bills to:
Countrywide Home Loans, Inc
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

Map & Parcel:
131-06-0D-512.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mary B. King, unmarried, KNA Mary Frank King** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patti Viars,** _____, hereinafter called the Grantee, 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 as follows, Unit 512 of Burton Hills Townhomes, Village of Belair, Phase I a condominium, created under title 66, Chapter 27, sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6730, Page 701, Book 6911, Page 827, and in Book 6962, Page 125, Register's Office for Davidson county, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Villages of Belair, Phase I A condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

*Being the same property conveyed to Mary B. King single by Deed from William R. Healy, Jr. Karen W. Healy husband and wife Recorded 06/11/*1999 in Deed Book 11525, Page 114-116, in the Register's office of Davidson County, Tennessee.

Subject to any and all restrictions of record in the Davidson County Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **512 Belair Way, Nashville Tn 37215**
OR The property is unimproved.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 23 day of April, 2007.

Mary Frank King

Mary Frank King

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 23 day of April, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007