THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15008

Davidson County DEEDWARR
Recvd: 05/16/07 09:40 2 pgs
Fees:13.00 Taxes:388.50
20070516--0058445

Property Address:
5510 Country Dr. #131, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank C. Davis, Jr., married,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Trinikka M. Davis, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Town House No. 131, Building No. 22, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as shown by plat of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Fred Davis and wife, Ella Josephine Davis, dated March 3, 1989, and recorded March 6, 1989, in the Register's Office for Davidson County, Tennessee, in Book 7787, at Page 33.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [x] not a part of the homestead of Grantor and is not Grantor's marital residence, or [] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 14th day of May, 2007.

_____{Seal}
Frank C. Davis, Jr.

State of TENNESSEE
County of DAVIDSON

On this the 14th day of May, 2007, before me, the undersigned officer, personally appeared Frank C. Davis, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBIN YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 14th of May, 2007.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

_____
Notary Public

My Commission expires: 9-16-

Name of Owner and Property Address:
Trinikka M. Davis
5510 Country Drive #131

Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Global Trust Mortgage, LLC
8001 Centerview Pkwy
#112Cordova, TN 38018Trinikka M. Davis

Tax Parcel ID#: 162-09-0-A-131.00CO