RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 05/17/07 13:26 2 pgs Fees:13.00 Taxes:1572.50 20070517-0059171

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008763

RETURN TO: TN TITLE & ESCROW
501 CORPORATE CTR DRIVE STE 280
FRANKLIN, TN. 37067

MAP - PARCEL NO: 149-9-15

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
NEW OWNER	W. ANDREW & ALICE WALL 5805 ROBERT E. LEE DRIVE NASHVILLE, TN 37215	BANK OF THE SOUTH 551 N. MT JULIET RD MT JULIET, TN. 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NANCY JONES QUILLMAN, married,** have bargained and sold and by these presents do transfer and convey unto **W. ANDREW WALL and wife, ALICE M. WALL**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled Tyne Valley Estates, Section 2, of record in Book 3300, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 77 fronts 145 feet on the westerly side of Robert E. Lee Drive, and extends back 356.2 feet to the north line and 562 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 373.8 feet thereon.

Being the same property conveyed to Nancy Jones Quillman by Deed from Margaret Hylton Jones, an heir of Margaret Hylton Jones and Robert Logan Jones, Jr., both deceased, of record in Instrument No. 20020220-0021353, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors spouse.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan Tyne Valley Estates, of record in Plat Book 3300, page 72, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 3406, page 490, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 8th day of May, 2007.

Nancy Jones Quillman
NANCY JONES QUILLMAN

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 **NANCY JONES QUILLMAN**, the 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 seal, at office, on this 8th day of May, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$425,000.00**.

Affiant

SWORN TO and subscribed before me on this 8th day of May, 2007.

My Commission Expires:
11.22.2010

Notary Public

DANIELLE BRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010