Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20070601-0065007

Prepared by and Recording Requested by:
Gaines & Associates PLLC
Maryland Farms
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel #: 20070308-0029074
130-080A-004.00

WARRANTY DEED

Owner & Property Address:
RENE HOUGHLAND WARD
Trustee of the RENE H. WARD
REVOCABLE LIVING TRUST
2200 Harding Place, #4
Nashville, TN 37215

Mail Tax Statement to:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

The GRANTOR, **RENE HOUGHLAND WARD,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey and confirm to the below-described property to:

RENE H. WARD, Trustee of the RENE H. WARD REVOCABLE LIVING TRUST, dated June 8, 2001.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being condominium Unit No. 4, together with an undivided one-eight (1/8) interest in common elements of 2200 Harding Place, a Horizontal Property Regime established by Master Deed dated November 22, 1982, of record in Book 5971, page 574, Register's Office Davidson County, Tennessee, as amended by Deed of Correction of record in Book 5989, page 549, Register's Office for Davidson County, Tennessee, said unit being located upon Lot No. 2 on the recorded plan of 2200 Harding Place, a plat of which is of record in Book 5200, page 463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the party of the first part by warranty deed of record as Instrument Number 20070308-0029074 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 14th day of May, 2007, by the undersigned.

RENE H. WARD

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RENE H. WARD** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of May, 2007.

NOTARY PUBLIC My Commission Expires:

KATINA H. GAINES NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 10-16-2007

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2007.

NOTARY PUBLIC My Commission Expires:

KATINA H. GAINES NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 10-16-2007