State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$89,900.00.**

Affiant

Subscribed and sworn before me this 8th day of **June, 2007.**

Notary Public

My Commission Expires: 3-20-10

AMANDA AMY CAVELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jeffrey R. Wyatt 4992 Highway 69 S. Bathsprings, TN 38311	**5515 Country Drive #38** **Nashville, TN 37211** **Map 162-5-C, Parcel 38**	New Owner

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ARCHA R. TURNER, UNMARRIED,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JEFFREY R. WYATT AND WIFE, ANNETTE WYATT,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Town House No. 38 in Hickory Valley Condominium, a horizontal property regime in Nashville, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Archa R. Turner, unmarried, by Deed from Elizabeth K. Leach, unmarried, dated 01/29/1999 of record in Book 11327, page 611, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 4460, page 27, Register's Office for said County.

Subject to Master Deed of record in Book 4521, page 574, said Register's Office and amended in Book 8466, page 263, and Book 5001, page 394, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 06/14/07 11:48 2 pgs
Fees:13.00 Taxes:332.63
20070614-0071333

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 8th **day of June, 2007.**

ARCHA R. TURNER

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Archa R. Turner,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 8th **day** of **June, 2007.**

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN