PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK D[illegible] SUITE 330 BRENTWOOD, TN 3[illegible]027

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Deborah L Cable Affiant Subscribed and sworn to before me, this 15th DAY OF June, 2007. E. Mannix Notary Public
R-KW-07-1018	MY COMMISSION EXPIRES: 11-22-10 (AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Bechtel	New Owner	
1018 17th Avenue South, Unit 2 (ADDRESS)	(NAME)	104-4-D-2 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRED A. PARR AND WIFE, VICKI PARR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRETT BECHTEL,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

***unmarried**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2 ON THE PLAN OF LINCOLN COURT HOMEOWNERS ASSOCIATION, AS DESCRIBED IN MASTER DEED OF RECORD IN BOOK 6942, PAGE 585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A PLAT OF SAME BEING ATTACHED AS EXHIBIT "C" THERETO AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD IN BOOK 7357, PAGE 854, REGISTER'S OFFICE. SUBJECT TO ALL PROVISIONS, TERMS AND RESTRICTIONS CONTAINED IN THE AFORESAID MASTER DEED (TOGETHER WITH ALL AMENDMENTS THERETO) AND THE BY-LAWS OF THE LINCOLN COURT HOMEOWNERS ASSOCIATION.

BEING THE SAME PROPERTY CONVEYED TO FRED A. PARR AND WIFE, VICKI PARR BY WARRANTY DEED FROM BARBARA D. HALLEN, UNMARRIED, RECORDED ON THE 23RD DAY OF JUNE, 2006 IN DEED INSTRUMENT NO. 20060623-0075188, RE-RECORDED AT INSTRUMENT NO. 20060628-0077252, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 6950, Page 549; Book 6942, Page 585; Book 7357, Page 854; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 1018 17th Avenue South, Unit 2, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of June, 2007.

Fred A. Parr

Vicki Parr

Davidson County DEEDWARR
Recvd: 06/20/07 15:20 2 pgs
Fees:13.00 Taxes:647.50

20070620-0073867

STATE OF Tennessee/ California
COUNTY OF Davidson/ Riverside

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

Witness my hand and official seal, this the 15th day of June, 2007.

Notary Public

My Commission Expires: Feb. 7, 2008

(SEAL)

FRANK A. RE
Commission # 1468583
Notary Public - California
Riverside County
My Comm. Expires Feb 7, 2008

FRANK A. RE
Commission # 1468583
Notary Public - California
Riverside County
My Comm. Expires Feb 7, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903