THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1235

Davidson County DEEDWARR
Recvd: 07/05/07 11:38 2 pgs
Fees:13.00 Taxes:414.40
20070705-0079969

Property Address: 3871 Priest Lake Drive, Nashville, TN 37217

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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, **Mary Hunt**, married hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Helen Dorsey,** an unmarried person hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Unit No. 19 of Heritage Village of Priest Lake Park Condominiums, a horizontal property regime established by Master Deed of record in Book 5097, page 855, and amended in Book 5192, Page 243 and in Book 5292, Page 749, the plat of which is of record in Plat Book 4860, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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 deed from **Arlene D. Raisch, unmarried**, dated July 1, 2002, and recorded **July 10, 2002 of record in Instrument No. 20020710-0082996**, in the Register of Deeds for the City of Nashville, County of Davidson.

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] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 2nd day of July, 2007.

Mary Hunt {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 2nd day of July, 2007, before me the undersigned officer, personally appeared Mary Hunt, 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.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Helen Dorsey
3872 Priest Lake Drive
Nashville, TN 37217

MAP AND PARCEL NO: 136-03-0C-060.00

SEND TAX STATEMENTS TO:

Suntrust Mortgage, Inc.
201 Fourth Ave. N/7th Floor
Nashville, Tennessee 37219

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 2nd day of July, 2007.

Notary Public
My Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009