Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,500.00

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2007.

Notary Public
My commission expires: 1-26-08

07-0706-83323

Address of New Owner:	Send Tax Bills to:	Tax Information
James Todd Parks	CitiBank NA	84-08-120
3104 Hunters Hill Road	1000 Technology Dr.	
Nashville TN 37214	O'Fallon, MO 63368-7340	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy K. Rudge, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Todd Parks**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, Page 6, said Register's Office.

Being the same property conveyed to Nancy K. Rudge by Warranty Deed from Keith A. Kretzmeier and spouse, Jenny M. Kretzmeier, dated June 25, 1999, recorded June 28, 1999, of record in Book 11546, Page 768, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3104 Hunters Hill Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 07/06/07 15:24 2 pgs
Fees:13.00 Taxes:612.35
20070706-0081048

WITNESS my hand this 29th day of June, 2007.

Nancy K. Rudge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy K. Rudge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of June, 2007.

State of Tennessee at Large

My Commission expires:

11/22/08

