WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/07 12:10 2 pgs
Fees:13.00 Taxes:679.88

20070710-0082131

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,750.00

Kenny Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA STAR	CHASE BANK USA	MAP 142-01 A PAR 92.00C0
(NAME)	(NAME)	
8702 SAWYER BROWN ROAD, N-4	PO Box 81507	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	ATLANTA, GA 30366	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KENNY WALLACE,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA STAR**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit:

Unit Number N-4, together with the carport designated number N-4-C, in River Plantation, Section One, a condominium, a horizontal regime, located on Highway 70, south Nashville, Tennessee, as shown on plat of River Plantation, Section One, Condominium apartments, of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenny Wallace, married, by deed dated January 30, 2007 from Neil Flit of record in Instrument No. 20070213-0018408, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Neil Flit by deed dated September 7, 2003 of record in Instrument No. 20030908-0130845, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantor.

This is improved property, known as 8207 SAWYER BROWN ROAD, N-4, NASHVILLE, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

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

Kenny Wallace
KENNY WALLACE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KENNY WALLACE the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008