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. 07-1091

Davidson County DEEDWARR
Recvd: 07/11/07 13:19 2 pgs
Fees:13.00 Taxes:813.63

20070711-0082666

Property Address: 601 Old Hickory Blvd. #27,
Brentwood, TN 37027

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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, **Judith P. Avril, married** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Carol A. Huston, a single woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Brentwood, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 27, Phase Two, Section Six on the Plan of Townhomes of Fredericksburg, of record in Plat Book 9700, Pages 953 and 954, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

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. Subject to the plat of record in Plat Book 9700, Page 953 and 954, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Pamela R. Wood n/k/a Pamela R. Talley and husband Michael Talley, dated March 24, 2005, and recorded March 28, 2005, in the Register of Deeds for the City of Brentwood, County of Davidson, in Book 3511, Page 944 and re-recorded July 15, 2005 of record in Instrument No. 20050715-0082653, Register's Office for Davidson County, Tennessee.

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 [ ] is not a part of the homestead of Grantor, or [X] 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 $219,900.00 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 23rd day of March, 2007.

Judith P. Avril {Seal}

Judith P. Avril

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

On this the 23rd day of March, 2007, before me the undersigned officer, personally appeared Judith P. Avril, 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.

Notary Public

My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Grantee's Name, Address, Phone:
Carol A. Huston
601 Old Hickory Blvd. #27
Brentwood, TN 37027

MAP AND PARCEL NO: 171-3-B-221

SEND TAX STATEMENTS TO:
Pinnacle National Bank
211 Commerce Street Suite 300
Nashville, TN 37201

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 $219,900.00 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 23 day of March, 2007.

Notary Public
My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds