Davidson County DEEDWARR
Recvd: 07/17/07 14:20 2 pgs
Fees:13.00 Taxes:382.58

20070717-0085123

WARRANTY DEED

G-VRES-07-102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/12/11
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Brian Sellars	WELLS FARGO BANK, N.A.	
3960 Bell Rd., Apt # 1133 (ADDRESS)	(NAME) 7445 New Technology Way (ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (CITY) (STATE) (ZIP)	Part of 92-16-319

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 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~BRIAN~~ * Bryan SELLARS, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Unit 102, South Square Condominium, as established by Master Deed of record in Instrument No. 20070710-0082274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to 907 Property Partnership, a Tennessee General Partnership, by Quitclaim Deed from John Hadley and wife, Melanie Hadley recorded May 7, 2007 in Instrument No. 20070507-0054745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1, pages 69 & 81; and Instrument Number 20070710-0082274, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 907 18th Avenue South, Unit 102, 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 13th day of July, 2007.

907 Property Partnership

BY: _____

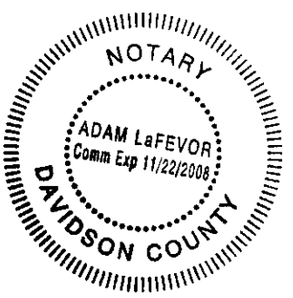
STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of July, 2007, before me personally appeared John Hadley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 907 Property Partnership, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of July, 2007.

Notary Public

My Commission Expires:



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