WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #115
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 08/03/07 11:15 2 pgs
Fees:13.00 Taxes:369.63
20070803-0092553

DORIS COLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Davidson

20B

The actual consideration or value, whichever is greater, for this transfer is $99,900.00.

Maxine Weaver
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2007.

Doris Coley
Notary Public

My commission expires: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frank Louis LeMay	Countrywide Home Loans, Inc.	Map 42-11B
407 Columbus Trace Court	4500 Park Granada	Parcel 49 CO
Madison, TN 37115	Calabasas, CA 91302	

FOR AND IN 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, WE,

Robert Stephen Bartley and wife, Marian Byron Bartley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK LOUIS LEMAY, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 407 of the Heritage Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Heritage Village Condominiums, of record in Book 4758, page 179 and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989, and further Supplemented and amended by Instrument of record in Book 6484, Page 287 and further amended in Book 9654, Page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4758, page 190, and as amended in Book 6484, Page 348, Book 9256, Page 848 and Instrument No. 20031229-0183195, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Heritage Village Condominiums, set forth as Exhibit "B" to the supplement and amendment to the Master Deed, of record in Book 6484, page 287, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Robert Stephen Bartley and wife, Marian Byron Bartley, by Deed from Robert L. Santini, Jr. and wife Janet M. Santini and Robert L. Santini, Sr. and wife Frances M. Santini, of record in Book 8642, Page 7760, Register's Office for DAVIDSON County, Tennessee. THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

- CONTINUED -

Court

This is Improved (X) Unimproved (____) property, known as: **407 Columbus Trace, Madison, TN 37115**

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/our hand(s) this 31st day of July, 2007.

Robert Stephen Bartley
Robert Stephen Bartley

Marian Byron Bartley
Marian Byron Bartley

By: Robert Stephen Bartley Attorney in fact
Robert Stephen Bartley, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Stephen Bartley**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2007.**

Notary Public

My Commission Expires: 11-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Robert Stephen Bartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Marian Byron Bartley**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Marian Byron Bartley** for the purpose therein contained, by signing the name of **Marian Byron Bartley** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2007**.

Notary Public

My Commission expires: 11-19-08

CONTINUATION FROM PAGE #1:

Robert Stephen Bartley executed this instrument on behalf of Marian Byron Bartley pursuant to the Specific Power of Attorney which is of record by Instrument No. 20070803000925S2 **in the Register's Office for Davidson County, Tennessee.**