Davidson County DEEDWARR
Recvd: 08/08/07 15:27 2 pgs
Fees:13.00 Taxes:508.75

20070808-0095090

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$137,500.00 Coreen Newcomb
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August, 2007. Carol L McArthur
NOTARY PUBLIC:
MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry & Leslie Morell	Synovus Mortgage Corp. 2304 Lakeshore Drive, Ste. 305 Birmingham, AL 35209	Map 95.05 Group B Parcel 71

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 B. Raines and wife, Branna D. Raines f/k/a Branna L. Daffron

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Larry Morell and wife, Leslie Morell

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 UNIT NO. 45 ON THE MASTER DEED OF EASTHAVEN TOWNHOMES OF RECORD IN INSTRUMENT NO.: 0010806-0083543, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED OF REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT B. RAINES, UNMARRIED MAN AND BRANNA L. DAFFRON, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM R.J. YORK HOMES, LLC, DATED MARCH 31, 2004, AND OF RECORD INSTRUMENT NUMBER 20040405-0038290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BRANNA L. DAFFRON HAS SINCE MARRIED AND IS NOW KNOWN AS BRANNA D. RAINES.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to Easthaven Townhomes, Master Deed of record in Instrument number 20010806-0083543, Charter of record in Instrument Number 20020709-0082356, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20010806-0083543, amended in Instrument Number 20020709-0082357, amended in Instrument Number 20030425-005575, amended in Instrument Number 20031007-0147961, amended in Instrument Number 20040419-0043570 Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein, said Register's Office.
3) Property is subject to easement for common areas to Easthaven Townhomes HOA in Instrument Number 20020710-0083021, said Register's Office.
4) Property is subject to an easement for access granted to Asgard Group of record in Instrument Number 20031007-0147962, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2120 Lebanon Pike #45, Nashville, TN 37210**
(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 our hand(s) this 6th day of August, 2007.

Robert B. Raines

Branna D. Raines

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert B. Raines and wife, Branna D. Raines f/k/a Branna L. Daffron, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 23, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076