THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07070213** Jack Case Wilson Title Associates, LLC 3931-A Gallatin Pike, Nashville, TN 37216 FILE D: 1118	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2007. Notary Public My Commission Expires: 3-20-2010

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/15/07 10:09 2 pgs
Fees:13.00 Taxes:784.40

20070815-0097488

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda L. McNalley 1707 Russell Street Nashville TN 37206	Bank of America N.A. 1400 Best Plaza Dr. Richmond, VA 23227	Tax Parcel ID No. 083.14 60.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham T. Voss and wife, Michelle M. Prophater** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda L. McNalley*** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 35 FEET OF LOT NO. 93 AND THE EASTERLY 20 FEET OF LOT NO. 94 ON THE UNRECORDED PLAN OF PART OF THE PRIEST HOME PLACE DESCRIBED TOGETHER AS FOLLOWS: SAID PARTS OF LOTS NOS. 93 AND 94 FRONT 55 FEET ON THE NORTHERLY MARGIN OF RUSSELL STREET AND EXTEND BACK BETWEEN PARALLEL LINES WITH AND 155 FEET EASTERLY FROM THE EASTERLY MARGIN OF 17TH STREET,** 160 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO GRAHAM T. VOSS AND MICHELLE M. PROPHATER, HUSBAND AND WIFE BY WARRANTY DEED FROM SUZANNE DELVAUX RHINEHARDT AND SPOUSE, ERIC ANTHONY RHINEHARDT, RECORDED ON THE 29TH DAY OF JULY, 1999 IN DEED BOOK 11594, PAGE 580, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

** , also known as South Seventeenth Street,

This is improved property located at 1707 Russell Street Nashville TN 37206

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on Plan,*

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2007.

Graham T. Voss

Michelle M. Prophater

*with Owner's Certificate, of record in Plat Book 547, Pages 29 and 30, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham T. Voss and Michelle M. Prophater, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2007.

Notary Public

My Commission Expires: 6/22/10

