RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This document prepared by

Name:	**Consumer Trust title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 08/23/07 13:26 3 pgs
Fees:18.00 Taxes:973.10



20070823-0100944

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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, **BRADLEY T. COLLINS, UNMARRIED**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **WILLIAM C. BREWER, III, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 107 as shown on the Plat of St. Charles Place Condominiums, of record in Book 6452, Pages 910-916, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of St. Charles Place Condominium Association, all as described in Book 6438, Page 595, re-recorded in Book 6452,Page 864 and amended in Book 6488, Page 833, and further amended in Book 6359, Page 893, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Bradley T. Collins by Warranty Deed of B. Tom Collins and Jennifer Collins recorded April 7, 2007 in Instrument No. 20040407-0039566, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 104-6-K-107CO

This property is known as: 107 ST. CHARLES PLACE, NASHVILLE, TN 37212

Subject to Master Deed and By-laws of record in Book 6438, Page 595, re-recorded in Book 6452, Page 864, amended in Book 6488, Page 833 and Book 6539, Page 893; HOA of record in Book 6457, Page 589, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 14 day of August 2007.

Bradley T. Collins

Bradley T. Collins

STATE OF Tennessee

COUNTY OF DAVIDSON

On this 14 day of August, 2007 before me personally appeared Bradley T. Collins to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

STATE OF TENNESSEE NOTARY PUBLIC

Commission Expires:

Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
BRADLEY T. COLLINS
258 CHEROKEE STATION DRIVE
NASHVILLE,TN 37209

Grantee(s) Name, Address, phone:
WILLIAM C. BREWER, III
107 ST. CHARLES PLACE
NASHVILLE, TN 37212

SEND TAX STATEMENTS TO :
Countrywide Home Loans, Inc.
801 Crescent Centre Drive #510
Franklin, TN 37067

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$263,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of August, 2007.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Seal)

Affiant

Keith Merrill
Type or Print Name

Notary Public

My commission expires:

9/30/2009

Mitchell A. Watts
Type or Print Name