WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12.30.08
(AFFIX SEAL)

G-VRE-07-X5

Davidson County DEEDWARR
Recvd: 08/23/07 14:51 2 pgs
Fees:13.00 Taxes:662.30

20070823-0101094

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
Mina L. Wilkins	UNITED CAPITAL MORTGAGE	
1900 Richard Jones Road, Unit X-5	2035 Lakeside Centre Way #140	
Nashville, TN 37215	Knoxville, TN 37922	117-15-A-5 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MOSES B. MAXEN, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MINA L. WILKINS, A MARRIED WOMAN, 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 TH-B-1, GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MOSES B. MAXEN, AN UNMARRIED PERSON, BY WARRANTY DEED FROM ROSALIE LANIUS, AN UNMARRIED PERSON, RECORDED MAY 13, 2005 IN INSTRUMENT NO. 20050513-0054393, 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 LISTED IN PLAT BOOK 5200, PAGE 64; BOOK 5304, PAGE 702; BOOK 7841, PAGE 557; BOOK 9830, PAGE 181; BOOK 3879, PAGE 569; BOOK 4320, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road, Unit X-5, Nashville, Tennessee 37215
(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 August, 2007.

Moses B. Maxen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Moses B. Maxen, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 13th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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