Box 8

File #2007363

Davidson County DEEDWARR
Recvd: 08/28/07 14:53 2 pgs
Fees:13.00 Taxes:721.50
20070828-0103351

STATE OF TENNESSEE
COUNTY OF TN Counties
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Deborah Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24th day of August, 2007.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3-20-2010

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fabian S. Novak	Wells Fargo	Map 142-7 C
(NAME)	(NAME)	
239 Myhr Green	2701 Wells Fargo Way	Parcel 110
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Minneapolis MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Betty R. Braden, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fabian S. Novak and wife, Patricia K. Novak,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

A condominium Apartment in Davidson County, Tennessee, Being Unit No. 110 of Ashley Green horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, amended in Book 6900, page 978 and shown as Exhibit "C" to the Master deed of record in Book 7184, page 44, and amended in Book 7467, page 279, and Book 7482, page 312, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Betty R. Braden by deed from Hillwood Properties, LLC, dated 2/11/2005, of record in Instrument No. 20050214-0016319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes which have been prorated and assumed by Grantee; The Plan, with Owner's Certificate, of record in Plat Book 6900, page 24, amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in book 7184, page 44, and amended in Book 7467, page 279, and Book 7482, page 31, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467, page 279, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and set forth restrictions, assessments, liens and other matters.

Unimproved ()
This is improved (X) property, known as **239 Myhr Green, Nashville, TN 37221**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 24th day of August, 2007.

Betty R. Braden

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

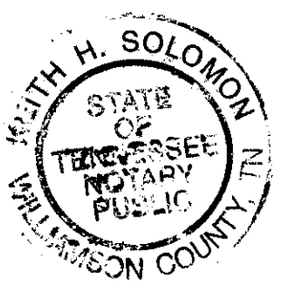
Before me, the undersigned Notary Public, personally appeared Betty R. Braden who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2007.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027