27-A ½

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires

G-VRE-07-5828

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Mary Parris
Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2007.

Charles A. Sullivant Jr.
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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: (NAME)	MAP-PARCEL NUMBERS
Cassandra *L. Powell	JPMorgan Chase Bank, N.A	
5828 Monroe Crossing Blvd.	1901 Roxborough Rd., #406	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC. 28211	163-16-A-48.00 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 BRIAN STOLTZFUS AND WIFE, ERIKA STOLTZFUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASSANDRA*POWELL,** 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:

*L. ** UNMARRIED

**LAND IN DAVIDSON COUNTY TENNESSEE BEING UNIT 148 PHASE ONE PROVINCETOWN AS SHOWN ON PLAT ATTACHED AS EXHIBIT A-1 TO DECLARATION OF PROTECTIVE COVENANTS CONDITIONS RESTRICTIONS AND EASEMENTS FOR PROVINCETOWN OF RECORD IN INSTRUMENT NO. 20031119-0168785 IN THE REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN STOLTZFUS AND WIFE, ERIKA STOLTZFUS BY QUITCLAIM DEED FROM LESTER S. STOLTZFUS AND WIFE, DELORES STOLTZFUS RECORDED JUNE 27, 2006 IN INSTRUMENT NO. 20060627-0076753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5828 Monroe Crossing, *Blvd. Antioch, Tennessee 37013
(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.

**Being Unit No. 148 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785-Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accrate description thereof.

Davidson County DEEDWARR
Recvd: 09/04/07 08:53 2 pgs
Fees:13.00 Taxes:469.53

20070904-0105428

Witness my/our hand(s) this 24th day of August, 2007.

Brian Stoltzfus

Erika Stoltzfus

STATE OF Tennessee
COUNTY OF Davidson

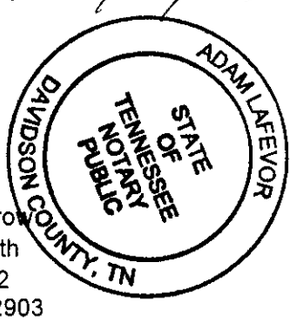
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Stoltzfus and Erika Stoltzfus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/22/08

(SEAL)



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