Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/05/07 09:28 1 pgs
Fees:13.00 Taxes:170.20
20070905-0106398

WARRANTY DEED

Preparer's File #-07G0406

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2007.

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Affix Seal)

Notary Public

My Commission Expires: 6/29/2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nelson Wennerlund and Anthony Chaboya	Churchill Properties	043-13-0A-038.00 CD
Care of: 3331 SANDY SPRINGS RD	c/o ATTN: Sandra Roberts 5722 Hickory Plaza, Ste. B-2	
CEDAR HILL, TN 37032	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LAWSON H. HARDWICK, III, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto NELSON WENNERLUND AND ANTHONY CHABOYA, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Apartment Unit Number 3-1, of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Lawson H. Hardwick, III, by Quitclaim Deed from Ronda Liles Hardwick of record in Instrument No. 20060925-0118698, dated 9/25/2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **323 Forest Park Road, Madison, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand this **31st** day of **August**, **2007**:

L. Hardwick, III

Lawson H. Hardwick, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWSON H. HARDWICK, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of August, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC W. AARON FORTNER COUNTY OF WILLIAMSON

My Commission Expires: 6/29/2010