Davidson County DEEDWARR
Recvd: 09/06/07 14:20 2 pgs
Fees:13.00 Taxes:498.17

20070906-0107165

WARRANTY DEED

R-GB-07-8207

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,640.00

Affiant

Subscribed and sworn to before me this 30th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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
Steve McNutt	CTX Mortgage Company	
8207 Sawyer Brown Road, N6 (ADDRESS)	512 Autumn Springs Ct. Suite D (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, Tn. 37067 (CITY) (STATE) (ZIP)	142-1-A-94.00 CO

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 KATHERINE ANN GRANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE MCNUTT AND SHAWN MCCORMICK, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT N-6, TOGETHER WITH THE CARPORT DESIGNATED AS NO. N-6-C, RIVER PLANTATION, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME LOCATED ON HIGHWAY 70 SOUTH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4562, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. PRESTON AND WIFE, CLAUDIA C. PRESTON BY WARRANTY DEED FROM GREER DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION OF RECORD IN BOOK 2964, PAGE 141, REGISTER'S OFFICE OF 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 8207 Sawyer Brown Road, N6, Nashville, Tennessee 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 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 30th day of August, 2007.

Katherine Ann Grant

Katherine Ann Grant

STATE OF Tennessee
COUNTY OF Davidson

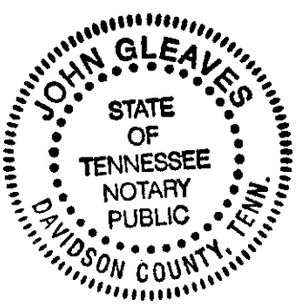
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Ann Grant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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