WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Alexandria Walls (NAME)	Washington Mutual Bank, FA (NAME)	MAP & PARCEL
7277 Charlotte Pike # 217 (ADDRESS)	P.O. Box 100584 (ADDRESS)	114080C08900CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Florence, SC 29501-0564 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Shawn P. Purcell and wife, Darden E. Purcell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Alexandria Walls

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being Unit 86 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc, of record in Instrument Number 20041221-0151636 and all other amendments thereto, on a plan of West Park, Phase Two of record in Instrument Number 20041112-0136248 which also shows West Park, Phase One of record in Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn P. Purcell, husband and wife, Darden E. Purcell by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes recorded October 28, 2005 as Instrument Number 20051028-0130315 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO OVERHANG EASEMENT OF RECORD IN DEED BOOK 6301, PAGE 684, SAID REGISTER'S OFFICE; SUBJECT TO STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030530-0073233, SAID REGISTER'S OFFICE; SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF BOUNDARY PLAN OF WEST PARK OF RECORD IN INSTRUMENT NO. 20040624-0075136; SUBJECT TO THE PLAN OF WEST PARK, PHASE ONE OF RECORD IN INSTRUMENT NO. 20040624-0075135 AND SUBJECT TO THE PLAN OF WEST PARK, PHASE TWO OF RECORD IN INSTRUMENT NO. 20041112-0136248, SAID REGISTER'S OFFICE; SUBJECT TO ALL PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AND IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20040304-0024541 AND ALL OTHER AMENDMENTS THERETO.

unimproved ( )
This is improved (X) property, known as 7277 Charlotte Pike # 217, Nashville, TN 37209
(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 we do covenant with the said GRANTEES 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 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 hand s this 6th day of September, 2007

Shawn P. Purcell

Darden E. Purcell

Davidson County DEEDWARR
Recvd: 09/07/07 13:20 2 pgs
Fees:13.00 Taxes:695.60

20070907-0107648

STATE OF ~~TENNESSEE~~ Illinois

COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn P. Purcell and wife, Darden E. Purcell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Champaign Illinois, this 6th day of September, 2007.

Commission expires _____

"OFFICIAL SEAL"
Jay F. Ballen
Notary Public, State of Illinois
My Commission Expires September 13, 2008

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public