WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 12:46 2 pgs
Fees:13.00 Taxes:329.30

20071002-0117326

O-FSBO-07-214

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. MARY FRANCES RUDY NOTARY PUBLIC AT LARGE

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
Bethann Easterly	JP Morgan Chase Bank, N.A.	
214 Old Hickory Blvd. #136	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	142-4-A-136 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 WANDA GAYLE MAYBERRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETHANN EASTERLY, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 136, BELLE FOREST CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 167, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5438, PAGE 699, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WANDA GAYLE MAYBERRY, AN UNMARRIED PERSON BY DEED OF CORRECTION FROM THOMAS G. MAYBERRY, AN UNMARRIED PERSON, RECORDED ON THE 13TH DAY OF NOVEMBER, 1991 IN BOOK 8484, PAGE 414, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING PLAT BOOK 5200 PAGE 167; BOOK 5460, PAGE 987; AND BOOK 6551, PAGE 78; BOOK 5438, PAGE 699, AS AMENDED IN BOOK 6082, PAGE 866 AND INSTRUMENT NO. 20020321-0036877; INSTRUMENT NO. 20000915-0091869; BOOK 5074, PAGE 945, OF RECORD IN REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 214 Old Hickory Blvd. #136, 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 28th day of September, 2007.

Wanda Gayle Mayberry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Gayle Mayberry, 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 28th day of September, 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