07

REALTY Title
Box 48A

WARRANTY DEED

Deborah K. Devine State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Rachel A. Wells
Affiant

Subscribed and sworn to before me, this 18th day of October, 2007

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/24/07 09:50 2 pgs
Fees:13.00 Taxes:454.73

20071024-0125672

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacie Berry	Magna Bank	103-08-O-A
(NAME)	(NAME)	(MAP)
4425 Westlawn Drive #A-204	P. O. Box 17257	007.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dennis Franklin Wenner unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stacie Berry unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-204 of Westlawn Green, a Condominium, a Horizontal Property Regime, as shown on the Plan of record in Plat Book 5200, pages 20-24, and established and described in a Master Deed recorded in Book 5238, page 863 as amended in Book 5266, page 22, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green, Condominium Apartments contained in the Master Deed recorded in Book 5238, page 863 as amended in Book 5266, page 22, and By-Laws recorded in Book 5238, page 872 and Book 6748, page 423, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dennis Franklin Wenner, by deed from Cathie King, unmarried, of record in Book 6305, page 234, Register's Office for Davidson County, TN.

Stacie Berry and Stacie R. Berry is one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4425 Westlawn Drive #A-204, Nashville, Tennessee 37209

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 my/our hand(s) this 18th day of October, 2007.

Dennis Franklin Wenner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Franklin Wenner; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of October, 2007.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067