WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,992.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2007

_____
Notary Public

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

DAVID WEBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Townsend	NEW Owner	135.11-0C-081.00-CO
(NAME) 205 Nashboro Greens Court	(NAME)	
(ADDRESS) Nashville, TN37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Collie Strain and Jessica Strain, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Townsend , unmarried, 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 Unit No. 238, Horizontal Property Regime Private Element Plat on the Plan of Nashboro Village Tract 18, Phase Two, as of record in Plat book 9700, page 968, and amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Collie Strain and Jessica Strain, from Westminster Homes of Tennessee, Inc., by warranty deed of record in Instrument No. 20020904-0107270, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, All matters as shown in Plat of record in Plat Book 9700, page 968, Register's Office for Davidson County, Tennessee. Declaration of Covenants and Restrictions of record in Book 7751, page 907, said Register's Office. Declaration of Covenants and Restrictions for "The Greens" with By-laws of record in Book 11703, page 581, said Register's Office. Supplementary Declaration of Covenants and Restrictions of record in Instrument No. 20021211-0152723, and amended in Instrument No. 20070118-0007533, said Register's Office. The Green HOA Charter of record in Book 11703, page 579, said Register's Office. Conveyance of Common Areas of record in Instrument No. 20001010-0100361, said Register's Office.

This property, known as 205 Nashboro Greens Court, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 10/31/07 10:51 2 pgs
Fees:13.00 Taxes:517.90
20071031-0128277

Witness my/our hand(s) this 31ST DAY OF AUGUST, 2007.

Collie Strain

Jessica Strain

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Collie Strain and Jessica Strain, with whom I am personally acquainted (or provided 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 31st day of August, 2007.

Notary Public

My Commission Expires: 6-28-08

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN