03

Davidson County DEEDWARR
Recvd: 11/06/07 14:17 2 pgs
Fees:13.00 Taxes:273.80

20071106-0131068

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Crystal A. Frye
Affiant

Subscribed and sworn to before me, this 31st **day of** October **, 2007.**

Diane K. Mann
Notary Public
My commission expires: 2/22/09

03-0709-34957

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Crystal A. Frye	Franklin American Mortgage	133-11-0-A-042
500 Paragon Mills Road, #G-2	501 Corporate Centre Drive, #400	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Countrywood Holdings, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Crystal A. Frye, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying and being in the County of Davidson, State of Tennessee, Unit Number G-2, of Canterbury Hall Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated , as established under Master Deed of record in Book 5440, Page 255, and as amended by Amendment of Master Deed of record in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium of record in Book 5200, Page 159, of record in said Register's Office, to which plan reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Timothy J. Patts by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington D.C., dated 05/29/03, recorded 06/09/03, of record in Instrument No. 20030609-0078924, Register's Office for Davidson County, Tennessee. Timothy J. Patts, unmarried conveyed subject property to Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust and Timothy J. Patts by quitclaim deed of record in Instrument No. 20050726-0086994, said Register's Office. Further being the same property conveyed to Countrywood Holdings, LLC by quitclaim deed from Mark Charles Velligan, Trustee of the Velligan Family Trust, and Timothy J. Patts, of record in Instrument No. 20071106-0131067 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 500 Paragon Mills Road, #G-2, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of October, 2007.

Countrywood Holdings, LLC

BY: Mark Velligan, Mgr.
Mark Velligan, Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Velligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is manager of Countrywood Holdings, LLC and that he is authorized by Countrywood Holdings, LLC to execute this instrument on its behalf by himself as such manager.

Witness my hand in Nashville, TN, this 31st day of October, 2007.

Diane K. Mann
Notary Public

My Commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN