6

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29674G

MAP/GROUP/PARCEL: 82-16-b/204

NEW OWNER'S NAME AND ADDRESS:
CAROLYN SNELL
937 RUSSELL ST.
NASHVILLE, TN 37206

Davidson County DEEDWARR
Recvd: 12/13/07 14:19 2 pgs
Fees:13.00 Taxes:858.40
20071213-0143694

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **EMILY ANDERSON, an unmarried woman**, hereinafter called Grantor, does hereby transfer and convey unto, **CAROLYN SNELL, an unmarried woman**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Unit No. 204, on the plan of Russell St. Commons II Condominiums, according to the Master Deed of record in Book 6928, Page 645, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 89, as corrected in Book 7049, page 201, resubdivision of Lot2 of Aeby Subdivision, III, record in Book 6250, page 574, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Emily H. Anderson in Instrument 20050405-0037266, rerecorded in 20050421-0044574, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 937 RUSSELL ST., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

EMILY ANDERSON

STATE OF TENNESSEE
COUNTY OF

PERSONALLY appeared before me, the undersigned authority, **EMILY ANDERSON, an unmarried woman**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 12th day of December, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $232,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of December, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009