WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephanie M. Pruitt	CTX Mortgage Company, LLC	Parcel ID:
2120 Lebanon Pike #12	3100 McKinnon	095050B01200CO
Nashville, TN 37210	Dallas, TX 75201	

FOR AND IN 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

Vaska Lako and wife, Sofika T. Lako

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stephanie M. Pruitt, 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. 12, on the Master Deed of Easthaven Townhomes, of record in Instrument 20010806-0083543, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vaska Lako and Sofika T. Lako, husband and wife, by deed from York Construction, LLC, of record in Instrument 20020829-0104959, dated August 28, 2002, said Register's Office County.

This conveyance is subject to: (1) Transmission Line Easement of record in Book 1163, page 638, and Book 1207, page 513, said Register's Office, (2) Charter for Homeowner's Assoc. of record in Instrument 20010806-0083542 and amended in Instrument 20020709-0082356, (3) Storm Water Detention Agreement of recod in Instr. 20010628-0068559, and (4) Easement for Ingress/Egress of record in Instrument 20031007-0147962, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20010806-0083543, Instrument 20020709-0082357, Instrument 20030425-0055753, Instrument 20031007-0147961, Instrument 20040419-0043570, and Instrument 20010806-0083543said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2120 Lebanon Pike #12, Nashville, TN 37210

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 our hands this 18th day of December, 2007.

Vaska Lako
Vaska Lako

Sofika T Lako
Sofika T. Lako

Davidson County DEEDWARR
Recvd: 12/20/07 11:35 2 pgs
Fees:13.00 Taxes:481.00

20071220-0146081

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 Vaska Lako and Sofika T. Lako, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.