96b

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2007.

Notary Public

My commission expires: ~~My Commission Expires~~ 02/26/2011

Davidson County DEEDWARR
Recvd: 12/21/07 14:32 2 pgs
Fees:13.00 Taxes:517.63
20071221-0146693

07-0711-83498

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda Sparks 122 Highland Villa Drive Nashville TN 37211	SAME	161-14-O-B-122

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, **Carolyn H. Warchus, now known as Carolyn H. McCray, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amanda Sparks**, 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:

Being Unit No. 122, on the Condominium Site Plan of Highland Villa Condominium, a Horizontal Property Regime, shown as Exhibit "B" to the Master Deed in Book 7278, Page 312 amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8199, Page 144 and Book 10871, Page 232, and By-Laws of record in Book 7278, Page 334 amended in Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; Book 9730, Page 265 and 268, Book 9730, Page 271, and Instrument No. 20021118-0142476, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn H. Warchus, a married person, by deed from Linda L. Varner, unmarried, dated August 28, 1998 recorded August 31, 1998, of record in Book 11087, Page 888, Register's Office for 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.

Thomas McCray, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying all rights, title, and interest, including his marital interests, if any, in the subject property.

This property is improved property known as **122 Highland Villa Drive, 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 17th day of December, 2007.

Carolyn H. Warchus now known as Carolyn H. McCray

Thomas McCray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn H. Warchus, now known as Carolyn H. McCray and Thomas McCray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 17th day of December, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/22/08

