PREPARED BY ([redacted]):

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Davidson County DEEDWARR
Recvd: 01/07/08 10:20 2 pgs
Fees:13.00 Taxes:591.63
20080107-0001517

Recording Requested by &
When Recorded Return To:
US Recordings, Inc
2925 Country Drive
St Paul MN 55117

W & I Ref:(dm) Title No: 48963
Dav. Co. File: Box 8

42772823-1

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anita Nathan 6912 Highland Drive Nashville, Tennessee 37209-5232	SAME

TAX MAP-PARCEL NUMBERS: 143030A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dean Buur, Administrator of the Estate of Lori Christine McNeill**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anita Nathan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-4 of Phase Two Harpeth Glen Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to Master Deed of record in Book 4460, page 99 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lori C. McNeill by deed from Thomas E. Grizzle and wife, Laura H. Grizzle of record in Doc. NO. 20020502-0053842 dated and executed on April 30, 2002 and recorded on May 2, 2002 in the Register's Office for Davidson County, Tennessee. The said Lori C. McNeill has since died. By Order of record in Docket No. 07P-695 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the sale of subject property was approved. ~~(Said Order is shown as Exhibit "A" attached hereto.~~) Letters of Administration were issued to Dean Buur.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 99, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; The provisions of the condominium Master Deed of record in Book 4546, page 658, Book 4630, page 504, Book 4775 page 384, Book 4872 page 973, Book 5178 page 138, Book 5583 page 756, Book 5720 page 447, Book 7538 page 346, Book 8017 page 310,said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 6912 Highland Park Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16 day of October, 2007.

Dean Buur, Administrator

State of California
County of Riverside

On this 16th day of October, 2007 , before me the undersigned authority, personally appeared Dean Buur, as administrator of the Estate of Lori Christine McNeill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 08-15-09

Notary

DIANA M. SELLIN
COMM. #1595865
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires AUG. 15, 2009

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Sworn and subscribed before me this the 12TH day of ~~October~~ NOVEMBER, 2007

My Commission Expires: SEPT 19, 2009

Notary Public

ALVIN JOHNSON JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

U42272823-02RD02
WARRANTY DEED
LOAN# 100121982
US Recordings