07

REALTY TITLE
Box 48A

THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO):~~
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1488

Davidson County DEEDWARR
Recvd: 02/26/08 11:26 2 pgs
Fees:13.00 Taxes:1535.50
20080226-0018747

Property Address: 2925B Sharon Hill Circle, Nashville, TN 37215

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of State of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robert Gordon, a single man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit #2925-B, on the Plan of 2925 Sharon Hill Circle Condominiums, a Horizontal Property Regime of record in Master Deed at Instrument No. 20080115-0004469, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said property.

TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OF RECORD IN INSTRUMENT NO. 20080118-0005886, said Register's Office.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING A PORTION OF THE SAME premises conveyed to Grantor by virtue of a deed from Tim Ormond, Heir at Law of June Carr Ormond, dated May 31, 2007, and recorded June 1, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070601-0065099. Affidavit as to Heirs of June Carr Ormond, deceased, of record prior hereto in Instrument No 20080226-0018746, said Register's Office.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 11th day of February, 2008.

CHRISTIAN PROPERTIES, INC.

By: _____ Van E. Christian, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 11th day of February, 2008, before me, Stephanie M. Duncan, the undersigned officer, personally appeared of Van E.* Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President of Christian Properties, Inc.

_____
Notary Public
My Commission expires: 3-7-2011

Grantee's Name, Address, Phone:
Robert Gordon
2925 B Sharon Hill Circle
Nashville, TN 37215

Map and Parcel No.: P/O 117-03-0-108

*Christian, President of

Send Tax Bills To:
GMAC Mortgage, LLC
Attention: Tax Department
P. O. Box 961219
Fort Worth, TX 76161-0219

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Rachel J. Weeks

Subscribed and sworn to before me this 11 day of February, 2008.

_____
Notary Public
My Commission expires: 11/22/08

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067