DT

REALTY TITLE
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 12:22 2 pgs
Fees:13.00 Taxes:499.50
20080307-0023256

Deborah K. Devin
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Rachel J. Wells.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2008

Deborah K. Devin
Notary Public:

MY COMMISSION EXPIRES: 11/20/08
(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:
Lana B. Martin	~~Cartus Home Loans~~ FIRST AMERICAN TAX Service	Parcel ID:
2078 Nashboro Blvd.	~~P.O. Box 6054~~ 9435 Stemmons Freeway	#135120B04100CO
Nashville, TN 37217	~~Springfield, OH 45501-5954~~ DALLAS, TX 75247-3907	

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

Robert Paul Lally and wife, Linda Lally,

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

Lana B. Martin, an unmarried woman

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 Lot/Unit No. 41, on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Book 11700, Pages 49 and 50, which amends the Plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Paul Lally, an unmarried man, by deed from NVR, Inc., a Virginia corporation, Successor by Merger to Fox Ridge Homes, Inc., of record in Instrument 20010125-0007599, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Instrument 200003160027171; Book 11703, Page 560, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Pages 49 and 50, amending Plat Book 4660, Page 156, said Register's Office; (3) Easements of record in Book 8870, Page 887; Book 4868, Page 74; Book 4815, Page 25; Book 10110, Page 860; Instrument 200010120101575, said Register's Office; (4) Public Right of Way Dedication of record in Book 4460, Pages 149-151, said Register's Office; (5) Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, said Register's Office; (6) Memorandum of Lease of record in Book 10690, Page 327, said Register's Office.

The said Linda Lally joins in this conveyance to convey any and all marital interest she may have in said property.

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 2078 Nashboro Blvd., Nashville, TN 37217

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 my hand this 29th day of February, 2008.

Robert Paul Lally

Linda Lally

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 Robert Paul Lally and wife, Linda Lally, 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 at Nashville, Tennessee, this 29th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

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

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