Davidson County DEEDWARR
Recvd: 04/03/08 09:55 2 pgs
Fees:13.00 Taxes:606.80

20080403-0033679

BOX 50-B

PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **31ST** DAY OF **MARCH, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8-2371

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY P. ENGLES, ET AL	Suntrust Mortgage	**142-05-0B-045.00 CO**
(NAME) **8300 SAWYER BROWN RD., H-303**	(NAME) P.O. Box 79041	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, DAVID R. FAIREY AND WIFE, CHRISTINA J. FAIREY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY P. ENGLES, A SINGLE PERSON AND LAURA L. MESSAMORE, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

A certain Condominium Apartment in Davidson County, Tennessee being Unit No. H-303 and Carport designated No. H-303C on the Plan of River Plantation, Section Three, Condominium Apartments, of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, page 104, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to David R. Fairey and wife, Christina J. Fairey from Vanessa Wynn, unmarried, by deed dated June 30, 2005 of record as Instrument No. 20050712-0080849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Book 4675, page 75, 76 and 77, as amended in Book 4675, page 104; Master Deed and By-Laws of record in Book 4784, page 464, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **8300 SAWYER BROWN ROAD, UNIT H-303, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of **March, 2008**.

DAVID R. FAIREY

CHRISTINA J. FAIREY

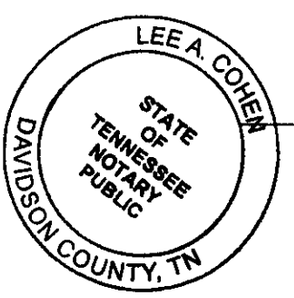
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID R. FAIREY and CHRISTINA J. FAIREY** the bargainor(s), 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 31st day of March, 2008.

My commission expires: AUGUST 23, 2011



Notary Public