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. 08-1609

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

Property Address: 806 Ashlawn Place, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 04/07/08 13:22 2 pgs
Fees:13.00 Taxes:303.40
20080407-0035041

---Above This Line Reserved For Official Use Only---

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, **Laura Freeman n/k/a Laura Alvarez, married**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Elisse Snyder, unmarried** 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 No. B-6, as shown on Exhibit A-2 of the Master Deed Establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596,*Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

***Amended in Book 7168, Page 550,**

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

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

AND BEING THE SAME premises conveyed to Laura Freeman, unmarried by virtue of a deed from Gwendolyn G. Freeman a/k/a Gwendolyn Valiquette, dated June 22, 2007, and recorded July 3, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070703-0079370. Said Laura Freeman having since married and is now known as Laura Alvarez. Jose Alvarez joins in this conveyance to convey any and all marital interest he may have in said property.

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

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors 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.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $82,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 27th day of March, 2008.

Laura Alvarez {Seal}

Jose Alvarez {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 27th day of March, 2008, before me the undersigned officer, personally appeared Laura Alvarez and Jose Alvarez, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Elisse Snyder
806 Ashlawn Place
Nashville, TN 37211

Map and Parcel No: 161-05-0A-024.00 CO

SEND TAX STATEMENTS TO:

Magna Bank
P. O. Box 17257
Memphis, TN 38187-0257

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 $82,000.00 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. Wells

Subscribed and sworn to before me this 31 day of March, 2008.

Deborah K. Devine
Notary Public
My Commission expires: 11/22/08

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County