BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

STATE OF Tennessee 3310 WEST END AVE.
COUNTY OF Davidson NASHVILLE, TN 37203

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

G-REMAX-08-817

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl W. Sanders	Churchill Mortgage Corporation	
817 Running Deer	(NAME) 761 Old Hickory Blvd, Ste. 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	142-8-B-90.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MELISSA D. KELLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARRYL W. SANDERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NUMBER 90 OF PHASE IV, CORONADA TOWN HOME CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4901 AT PAGE 679, AS AMENDED IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675, AND BOOK 5869, PAGE 269, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200 AT PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA D. KELLER, UNMARRIED BY WARRANTY DEED FROM HOLLY C. BALLARD, NOW KNOWN AS HOLLY A. CHAPMAN, AN UNMARRIED PERSON, RECORDED ON THE 24TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030224-0024494, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING; A) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT FOR PLAN OF PHASE IV, CORONADA TOWNHOME IN BOOK 5200, PAGE 217, . B) TERMS AND PROVISIONS OF BY-LAWS IN BOOK 4901, PAGE 702. C) CHARTER AS SHOWN IN BOOK 4902, PAGE 938, BOOK 6132, PAGE 118 AND BOOK 7694, PAGE 733. D) CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS AS SHOWN ON THE MASTER DEED ESTABLISHING PLAN OF PHASE II, CORONADA TOWNHOME CONDOMINIUM OF RECORD IN BOOK 4901, PAGE 679, AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269. E) EASEMENT FOR UNDERGROUND UTILITY IN BOOK 7173, PAGE 324. F) EASEMENT LEASE IN BOOK 9045, PAGE 954. G) AGREEMENTS AS SET FORTH IN BOOK 4904, PAGE 622 AND BOOK 11035, PAGE 239.

unimproved ( )
This is improved (X) property, known as 817 Running Deer, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 06/23/08 09:47 2 pg
Fees:13.00 Taxes:591.63

20080623-0064140

Witness my/our hand(s) this 18th day of June, 2008.

Melissa D. Keller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa D. Keller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903