Davidson County DEEDWARR
Recvd: 08/04/08 14:16 2 pgs
Fees:13.00 Taxes:721.50
20080804-0080088

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Connie R. Steger 3300 W. End Avenue Apt. 507 Nashville, Tennessee 37203	Countrywide Bank, FSB 1520 Memorial Blvd Murfreesboro, Tennessee 37129

TAX MAP-PARCEL NUMBERS: 092160C20800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynette S. Alff, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connie R. Steger** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 together with parking space No. 31 of 807 Eighteenth Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Doc. No. 20041214-0148798 amended in Doc. No. 20041216-0149823, Doc. No. 20050504-0050222 re-recorded in Doc. No. 20060109-0003220 and Doc No. 20051123-0142078 and Doc. No. 20070509-0055940, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lynette S. Alff, a single woman by warranty deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation dated Feb 2, 2006 and recorded on Feb. 7, 2006 of record in Doc. No. 20060207-0015001, Register's Office for Davidson County, Tennessee. And being part of the property conveyed to 807 Eighteenth Partners, LLC, a Tennessee limited liability company by deed from Harold Shedd, unmarried and Mitchell Shedd, unmarried of record in Doc. No. 20040727-0089846, dated July 26, 2004 and recorded on July 27, 2004, said Register's Office

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "E" to the Master Deed in in Doc. No. 20041214-0148798 amended in Doc. No. 20041216-0149823, Doc. No. 20050504-0050222 re-recorded in Doc. No. 20060109-0003220 and Doc No. 20051123-0142078 and Doc. No. 20070509-0055940 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20041214-0148798 amended in Doc. No. 20041216-0149823, Doc. No. 20050504-0050222 re-recorded in Doc. No. 20060109-0003220 and Doc No. 20051123-0142078 and Doc. No. 20070509-0055940, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 807 18th Avenue South # 208, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2008.

Lynette S. Alff

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2008 , before me the undersigned authority, personally appeared Lynette S. Alff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2008

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public