Davidson County DEEDWARR
Recvd: 12/10/08 13:44 2 pgs
Fees:13.00 Taxes:1017.50
20081210-0119195

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter Russell Trapp Gail Trickett Trapp 684 Timber Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117020C04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Holloway Haynes McCoy, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Russell Trapp and spouse, Gail Trickett Trapp** 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. 43 together with the carport designated as 43-A of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, Pages 111 and 112, 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 Susan Holloway Haynes, unmarried by Warranty Deed from Wilborn D. Strode and wife, Carolyn Strode dated January 31, 2000 and recorded on February 2, 2000 of record in Document No. 20000202-0010898 Register's Office for Davidson County, Tennessee. The said Susan Holloway Haynes is now known as Susan Holloway Haynes McCoy.

Jeff McCoy, spouse of Susan Holloway Haynes McCoy joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, Pages 111 and 112 said Register's Office shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; Repurchase and Option Agreements of record in Book 3907, Page 83 and Book 4205, Page 458, said Register's Office. The provisions of the condominium Master Deed of record in Book 3815, Page 778, Book 4364, Page 381, Book 4767 Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Document No. 20031029-0159210 and Document No. 20050531-0060994, 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: 684 Timber Lane, Nashville, Tennessee 37215

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 10th day of December, 2008.

Susan Holloway Haynes McCoy

Jeff McCoy

State of TENNESSEE
County of DAVIDSON

On this 10th day of December, 2008 , before me the undersigned authority, personally appeared Susan Holloway Haynes McCoy and Jeff McCoy , 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 $275,000.00

Affiant

Sworn and subscribed before me this the 10th day of December, 2008

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public