WARRANTY DEED



G-VRE-09-0149

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012
(AFFIX SEAL)

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
William H. Arthur	Flagstar Bank, FSB	
940 Gale Lane #149	(NAME) 5151 Corporate Drive	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Troy, MI 48098-2639	118-5-A-4.00 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 AMANDA WILLIAMS AND HUSBAND, DAVID WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. ARTHUR, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING 1, APARTMENT C, 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 87, REVISED IN PLAT BOOK 4460, PAGE 186, AMENDED IN INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AMANDA WILLIAMS AND HUSBAND, DAVID WILLIAMS BY WARRANTY DEED FROM 940 PARTNERS, RECORDED ON THE 1ST DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040301-0023100, 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 THOSE OF RECORD IN BOOK 4460, PAGE 87; BOOK 4460, PAGE 186; BOOK 4611, PAGE 682; BOOK 4710, PAGE 244; BOOK 4611, PAGE 692; INSTRUMENT NUMBERS 20031107-0163683; 19991230-0308948; AND 20031107-0163682, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #149, Nashville, Tennessee 37204
(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.

* Single Man, William R. Arthur, Jr. and wife, Mimi B. Arthur

BILL GARRETT, Davidson County
Trans:T20090049853 DEEDWARR
Recvd: 07/23/09 13:13 2 pgs
Fees:13.00 Taxes:802.90
20090723-0069257

Witness my/our hand(s) this 20th day of July, 2009.

Amanda Williams

David Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Williams and David Williams, the within named bargainor, 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, this the 20th day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

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