After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/18/05 14:51 2 pgs
Fees:13.00 Taxes:342.25
20050118-0006203

ADDRESS NEW OWNER:
Rebecca Overstreet
2077 Nashboro Blvd., Unit 2077
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Mortgage Network, Inc.
11625 Rainwater Drive, Bldg 500, Ste. 650
Alpharetta, GA 30004

MAP	**135-12**
GROUP	**A**
PARCEL	**38-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan R. Harris Bingham, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rebecca Overstreet**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2077 Nashville Village Twelve Condominium, a horizontal property regime, of record in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Susan R. Harris by deed from Ronald T. Harris and wife, Sandra D. Harris of record in Book 10922, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 2077 Nashboro Blvd., Unit 2077, Nashville, Tennessee 37217.

* Michael D. Bingham hereby joins in this conveyance to transfer all of his right, title, and interest in the subject property, marital or otherwise.

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS my hand this the 28th day of December, 2004.

Susan R. Harris Bingham

Susan R. Harris Bingham

Michael D. Bingham

Michael D. Bingham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan R. Harris Bingham and Michael D. Bingham** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of December, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $92,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of December, 2004.

NOTARY PUBLIC

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 1/18/06