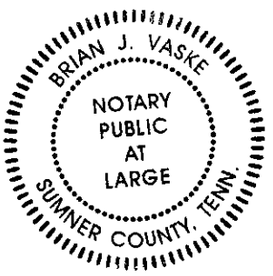
WARRANTY DEED



STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS **$190,900.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 4 DAY OF FEBRUARY, **2005.**

Brian J Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows: Hiawatha Cunningham	***Send Tax Bills To:*** same	**Map and Parcel Number:** 164-13-156
512 CHAPARAL COURT		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAWON A. BRACKINS AND WIFE, JUANSELYN R. BRACKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

HIAWATHA CUNNINGHAM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

A CERTIAN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 146 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 545, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawon A. Brackins and wife, Juanselyn R. Brackins by Warranty Deed from Beazer Homes Corp. dated 03/22/00 and filed for record 03/23/00 in Instrument # 200003230029536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

Subject to all matters of record in the Plan of Record in Plat Book 9700, page 545, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/09/05 14:56 2 pgs
Fees:13.00 Taxes:706.33
20050209-0015259

Subject to Misc. easements and intrusions of record to Charter for HOA, in Book 9651, Page 895, said Register's Office.

Subject to restrictions of record in Plat Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10640, page 941, Book 10717, page 97, Instrument # 20010418-0038191, and Instrument # 20001018-0103441, said Register's Office.

Subject to By Laws of record in Book 9651, Page 925, said Register's Office.

City and County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This ( )Unimproved
(Y) Improved property is known as: **512 CHAPARAL COURT ANTIOCH, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 4 day of **FEBRUARY, 2005**

DAWON A. BRACKINS

JUANSELYN R. BRACKINS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **DAWON A. BRACKINS AND JUANSELYN R. BRACKINS,** the named bargainor(s), with whom I am personally acquainted and/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 at Nashville, **Tennessee.**

This 4 day of **FEBRUARY, 2005.**

Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.