PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of September, 2005, by and between TAMMY MALLORY, UNMARRIED, hereinafter called Grantor, and JENNIFER J. TAYLOR, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TAMMY MALLORY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto JENNIFER J. TAYLOR, UNMARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 706 FLINTLOCK COURT, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, her/himself and her/his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on the day and year first above written.

TAMMY MALLORY
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 09/28/05 08:15 3 pgs
Fees:18.00 Taxes:458.80

20050928-0116179

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TAMMY MALLORY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, Tennessee, this** 27th **day of September, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JENNIFER J. TAYLOR, UNMARRIED
706 Flintlock Ct.
Nashville, TN 37217

Property Address:

706 FLINTLOCK COURT
NASHVILLE, TN 37217

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 135-16, GROUP B, PARCEL 151 CO

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **124000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of **September, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7687

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Unit No. 151 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to TAMMY MALLORY, UNMARRIED, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument Number 20030701-0090503, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 135-16, GROUP B, PARCEL 151 CO).
2. All matters as set forth on the Plan of Tract 11 of Nashboro Village, of record in Plat Book 4660, page 157, and amended by Plat of Woodridge at Nashboro Village, Tract II, of record in Instrument Number 20021120-0143949, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village of record in Instrument Number 20021104-0134724, Register's Office for DAVIDSON County, Tennessee.
NOTE: This document establishes the complex pursuant tot he Horizontal Property Act - T.C.A. 66-27-101 et seq.

4. First and Second Amendments to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for DAVIDSON County, Tennessee.

5. Articles of Incorporation for Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument Number 20021106-0136459, Register's Office for DAVIDSON County, Tennessee.

6. By-laws of Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument Number 20021106-0136459, said Register's Office.

7. Stormwater Detention Agreement, of record in Instrument Number 20020820-0100403, Register's Office for DAVIDSON County, Tennessee.

8. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.