WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 10:41 2 pgs
Fees:13.00 Taxes:329.30

20051207-0147178

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Lisa A Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2005.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa A. Wallace	Option One Mortgage Corp.	Map 149
917 Strand Fleet	301 S. Perimeter Park Dr., Ste. S-100	Group 2-0-B
Antioch, TN 37013-1747	Nashville, TN 37211	Parcel 111 CO

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

Rhonda Abernathy Royer f/k/a Rhonda S. Abernathy and husband, Howard Royer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lisa A. Wallace, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 181-A, on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rhonda S. Abernathy, unmarried, and Barbara S. Abernathy, unmarried, as joint tenants with rights of survivorship, by deed from Judy L. Sara and husband, George S. Sara, of record in Book 9071, Page 603, Register's Office for said County, dated September 2, 1993. The said Barbara S. Abernathy now being deceased.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in
Book 6236, Page 683; Book 6236, Page 730; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739; Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 14; and (3) Sanitary Sewer Easement of record in Book 486, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 5331, Page 481; Book 6530, Page 823 and Power Line Easement of record in Book 6298, Page 491, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 917 Strand Fleet, Antioch, TN 37013-1747

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 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 forever 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.

FILE BOX 45

Witness my hand this 1st day of December, 2005.

Rhonda Abernathy Royer

Howard Royer

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 Rhonda Abernathy Royer and Howard Royer, 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 and official seal at Nashville, Tennessee, this 1st day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN