THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **286,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY SNYDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Ann Coon	Regions Mortgage d/b/a Regions Mortgage	MAP 117-8
1206 Clayton Avenue	P. O. Box 11026	PARCEL 169
Nashville, TN 37212	Orange, CA 92856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephanie Aronica, an unmarried woman**

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

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:

Land in Davidson County, Tennessee, being Lot number 190 on the plan of the Map of Victoria Place, as of record in Book 332, page 10, Registers's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Stephanie Aronica by deed recorded as instrument number 20040505-0051314, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1206 Clayton Avenue, Nashville, TN 37212.**

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.

Witness my hand this the 29th day of December, 2005.

Davidson County DEEDWARR
Recvd: 12/30/05 12:02 2 pgs
Fees:13.00 Taxes:1058.20
20051230-0156844

Stephanie Aronica by Ginger P. Holmes, Attorney-in-Fact
by Ginger P. Holmes, Attorney-in-Fact

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 **Ginger P. Holmes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephanie Aronica**, as her Attorney in Fact, as the free act and deed of the within named **Stephanie Aronica**.

Witness my hand and official seal this the 29th day of December, 2005.

My Commission expires May 24 2008

R. L. MOORE, Notary Public

