Davidson County DEEDWARR
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20060221-0020128

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2006.

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Notary Public

My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tony Marble

5820 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:

160-14-0-B-116.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Suzanne Ikard, a single person, hereinafter referred to as Grantors, hereby transfers and conveys to Tony Marble, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 5820 on the Plan of Brentwood Trace Condominiums, of record in Book 5200, Page 219, revised in Book 5200, page 230 and Book 5200, page 261, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Suzanne Ikard, a single person by Warranty deed from Robert H. Napier, a married person, of record in Deed Book 11675, page 284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 219, revised in Book 5200, page 230 and Book 5200, page 261, Register's Office of said County.

By-Laws of record in Deed Book 5524, Page 424 and Book 5537, page 988, Register's Office for said County.

Master Deed of record in Deed Book 5524, Page 415 as amended in Book 5545, page 510, Register's Office for said County.

Creation of Easement as shown of record in Deed Book 4831, Page 125, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Deed Book 4460, Page 110, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5820 Brentwood Trace, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of February, 2006.

Suzanne Ikard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Suzanne Ikard, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of February, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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