WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 15:47 2 pgs
Fees:13.00 Taxes:345.95
20060221-0020343

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) March 21, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY: Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharonda B. Blackman (NAME)	America's Wholesale Lender (NAME)	MAP 121-4A
518 Williamsburg Drive (ADDRESS)	2375 Glenville Dr., Bldg. A (ADDRESS)	PARCEL 18
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Richardson, TX 75082 (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, Rosa Hoover, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharonda B. Blackman and Tyrone A. Martin

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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 518 in a Horizontal Property Regime of Phase 2, Williamsburg Condominiums of record in Plat Book 6900, page 193, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Rosa Hoover by deed from Harold S. Reeves of record in Instrument No. 20040611-0069412 and re-recorded in Instrument No. 20040722-0087834, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed for Williamsburg Condominiums and By-Laws, Covenants and Restrictions of record in Book 7114, page 443 et seq. and Charter of record in Book 7185, page 930, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, page 193, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 518 Williamsburg Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of February 2006

Rosa Hoover
By Van S. Vincent attorney in fact
By Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 16, 2006, before me personally appeared Van S. Vincent to me known to be the person who executed the foregoing instrument in behalf of Rosa Hoover and acknowledged that he executed same as the free act and deed of said Rosa Hoover for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2006.

My Commission Expires:

3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2006 are prorated and assumed by the Grantees herein.

The legal description s the same as the previous deed of record.