This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $95,500.00.

Affiant

Subscribed and sworn before me this the 24th day of February, 2006.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/27/06 11:46 2 pgs
Fees:13.00 Taxes:353.35

20060227-0022262

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Evan A Owens	Synovus Mortgage Corp.	162-09-0-A-115.00 CO
5510 Country Drive Unit 115	2204 Lakeshore Drive, Suite 325	
Nashville, TN 37211	Birmingham, AL 35209	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven Cherrico and wife, Jessica Cherrico, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Evan A Owens, an unmarried person and Jenny Lynn Holtslander, an unmarried person, as joint tenants with the right of survivorship hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Town House No. 115, Building No. 20, in a Horizontal Property Regime, as shown on the Plat of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEVEN CHERRICO AND WIFE, JESSICA CHERRICO, by deed from WILLODEAN S. PENDERGRASS, A WIDOW, of record as Instrument No. 20020903-0106056, and re-recorded as Instrument No. 20021121-0144898, dated August 28, 2002, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5510 Country Drive Unit 115, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 24th day of February, 2006.

Steven Cherrico

Jessica Cherrico

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Cherrico and Jessica Cherrico, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2006.

My commission expires:

11/22/08

Notary Public

