(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 9.22.07 (AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/03/06 13:53 2 pgs
Fees:13.00 Taxes:414.40

20060303-0025029

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:
LaNisha I. Sayles	NEW OWNER	Map 163
2940 Baby Ruth Lane, Unit 7		Group 11-0-E
Antioch, TN 37013		Parcel 34 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

Misty Ladawn Steen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

LaNisha I. Sayles, 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:

LAND in Davidson County, Tennessee, being all of Unit 7 on the Plan of Oak Grove Townhomes, of record in Instrument 20021126-0146722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Misty Ladawn Steen, unmarried, by deed from Signature Development, Inc., a Tennessee corporation, of record in Instrument 20040513-0055627, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20020930-0118631; Instrument 20040511-0053732; and Instrument 20040511-0053733, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021126-0146722; (3) Joint Roadway Easement of record in Book 3843, Page 727, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20021015-0126623, said Register's Office.

Power of Attorney of record in Instrument 20060303-0025028, 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 2940 Baby Ruth Lane, Unit 7, Antioch, TN 37013

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 1st day of March, 2006.

Misty Ladawn Steen

Misty Ladawn Steen
By: Nathan Lima, Attorney-in-Fact by. 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, Nathan Lima, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Misty Ladawn Steen as her Attorney in Fact as the free act and deed of the within named Misty Ladawn Steen.

Witness my hand and official seal at Nashville, Tennessee, the 1st day of March, 2006.

My Commission Expires: 1/24/09

Notary Public

