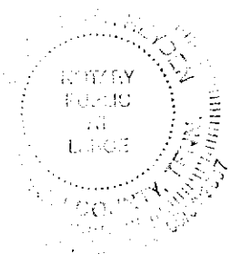
Prepared By and Returned To:
Southeast Title of Tennessee, Inc.
Highland Ridge II
555 Marriott Drive, Suite 170
Nashville, TN 37214
615-232-7000

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:
Regina B. Earhart	America's Wholesale Lender	Map 149
1515 Bridgecrest Dr.; #309	750 Old Hickory Blvd., #180	Group 15-0-B
Antioch, TN 37013	Brentwood, TN 37027	Parcel 43.00-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

Sherri L. Bain, unmarried

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

Regina B. Earhart

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:

BEING Unit No. 107, on the Plan of Cambridge Forest Townhomes, of record in Instrument 20020710-0083055, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sherri L. Bain, unmarried, by deed from The Craig Company, of record in Instrument 20040206-0014444, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10332, Page 1, and Book 10774, Page 723, 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 20020710-0083055, said Register's Office; (3) Storm Water Detention Agreement of record in Book 10805, Page 497, and Book 7632, Page 962, said Register's Office; (4) Easement to Morgan Cemetery; (5) Telephone Line Easement of record in Book 1207, Page 529, Register's Office for said County; (6) Agreement of record in Book 1147, Page 148, Register's Office for said County; (7) Sewer and Drainage Easement of record in Book 6881, Page 320; Book 7453, Page 445; and Book 8795, Page 158, Register's Office for said County; (8) Roadway Easement of record in Plan Book 3, Page 26 of Chancery Court, said County; (9) All matters on the Plan of record in Plat Book 6900, Page 561 and 562, Register's Office for said County.

Power of Attorney of record in Instrument 20060313-0028736, 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 1515 Bridgecrest Dr.; #309, 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.

Davidson County DEEDWARR
Recvd: 03/13/06 14:00 2 pgs
Fees:13.00 Taxes:492.10



20060313-0028737

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

Sherri L. Bain
By: Troy Charlton, Attorney-in-Fact Atty. 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, Troy Charlton, 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 Sherri L. Bain as her Attorney in Fact as the free act and deed of the within named Sherri L. Bain.

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

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.