Davidson County DEEDWARR
Recvd: 03/21/06 13:58 2 pgs
Fees:13.00 Taxes:506.90

20060321-0032389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $137,000.00

Deanna Williams

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY OF March 20, 2006.

MACKENZIE CONEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 1-23-10

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christopher Fleming 429 American Road Nashville, TN 37209	GBEC of Tennessee, Inc. d/b/a HomeBanc 404 BNA Drive, Ste 300 Nashville, TN 37217	**090-16-0-318.00**

WARRANTY DEED

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, I/WE, **STACI N. BASHAM MINER, AND HUSBAND MICHAEL MINER, DEANNA CORLEW WILLIAMS AND HUSBAND JOHN L. WILLIAMS**
HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHRISTOPHER FLEMING**
HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Lot No. 10, on the Plan of Charlotte Park, Section I, as shown on plat of record in Plat Book 2663, page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Staci N. Basham and Deanna Corlew Williams and John L. Williams in Instrument 20000406-0034766, Register's Office for Davidson County, Tennessee.

Staci N. Basham having since married now known as Staci N. Basham Miner. Michael Miner, spouse of Staci N. Basham Miner, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of marriage.
Staci N. Miner executes this instrument as Attorney-In-Fact on behalf of Deanna Corlew Williams, pursuant to the Power of Attorney being recorded in Instrument No. 20060321-0032388 , Register's Office for Davidson County, Tennessee.
Staci N. Miner executes this instrument as Attorney-In-Fact on behalf of John L. Williams, pursuant to the Power of Attorney being recorded in Instrument No. 20060321-0032387 , Register's Office for Davidson County, Tennessee.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
429 AMERICAN ROAD, NASHVILLE, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 03/20/06

X Staci N Basham Miner
Staci N. Basham Miner
John L. Williams
X By: John L Williams By Staci Miner POA
Staci Miner, Attorney-In-Fact

X Michael C Miner
Michael Miner
Deanna Corlew Williams
X By: Deanna Corlew Williams By Staci Miner POA
Staci Miner, Attorney-In-Fact

LTSR Number:

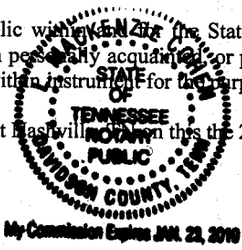
GTE File: 2006030146

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Staci N. Basham Miner and Michael Miner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, Tennessee this the 20th day of March, 2006.



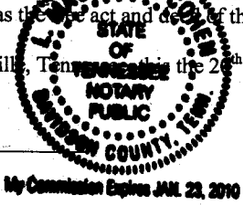
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Staci Miner to me known to be the person who executed the foregoing instrument in behalf of John L. Williams, and acknowledged that she executed that same as the free act and deed of the said John L. Williams.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 2006.



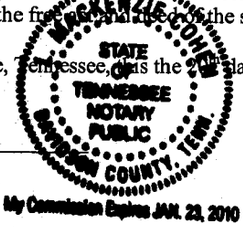
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Staci Miner to me known to be the person who executed the foregoing instrument in behalf of Deanna Corlew Williams, and acknowledged that she executed that same as the free act and deed of the said Deanna Corlew Williams.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 2006



Notary Public

Commission Expires: _____
