WARRANTY DEED

P-RE-06-6236

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Carol A. Clo
Affiant

Subscribed and sworn to before me, this 10th DAY OF March, 2006.

Anne Cozart
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 2/23/2010

ANNE COZART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 02/23/2010

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Harter	American Brokers Conduit	
6236 Rivervalley Drive	(NAME) 520 Broadhollow Rd.	126.16-OA-278.00 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN C. MARSHALL, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MICHAEL HARTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 321 on the Plan of Riverwalk Phase 2A, Section 2 as shown on plat of record in Instrument Number 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian C. Marshall, a single man, by warranty deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated May 31, 2005 and filed of record as Inst. No. 20050601-0061790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6236 Rivervalley Drive, Nashville, Tennessee 37221
(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 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. 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/our hand(s) this 10th day of March, 2006.

Brian C. Marshall
Brian C. Marshall

Davidson County DEEDWARR
Recvd: 03/27/06 10:19 2 pgs
Fees:13.00 Taxes:869.50

20060327-0034376

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of March, 2006, before me personally appeared Brian C. Marshall, a single man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of March, 2006.

Annie Cozart
Notary Public

My Commission Expires:
2/23/2010
(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959