Davidson County DEEDWARR
Recvd: 03/31/06 14:51 2 pgs
Fees:13.00 Taxes:851.00

20060331-0036884

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00 .

Affiant

Subscribed and sworn to before me this 30th day of March, 2006.

Notary Public
My Commission Expires 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

06-0160

Address of New Owner:	Send Tax Bills to: (J.S)	Tax Information:
Troy M. Fleming	SunTrust Mortgage Inc.	173-04-0A
708 Canoe Ridge Point	1001 Semmes Ave.	216.00
Antioch, TN 37013	Richmond VA 23224	

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, we **Mark G. Cabaniss, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Troy M. Fleming, an unmarried person**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark G. Cabaniss, unmarried, by deed from S & Y Construction, a sole proprietorship, dated January 30, 2001, recorded in Instrument No. 20010202-0010648, Register's Office for said County.

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

This is improved property located at **708 Canoe Ridge Point, 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 our hands this 30th day of March, 2006.

Mark G. Cabaniss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark G. Cabaniss,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2006.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE