ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Alicia D. Powell	Suntrust Mortgage, Inc.	MAP and PARCEL
3247 Harpeth Springs Drive	201 Fourth Avenue, North 7th FL	141-6 D 129
Nashville, TN 37221	Nashville, TN 37219	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 04/06/06 13:31 2 pgs
Fees:13.00 Taxes:534.65
20060406-0039768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Christy D. Steinhauser, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alicia D. Powell** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christy D. Steinhauser, an unmarried woman, by Warranty Deed dated March 26, 2004, from Beazer Homes Corp., DBA Phillips Builders of record in Instrument No. 20040407-0039708, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3247 Harpeth Springs Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 20030213-0019999, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396, said Register's Office; (4) By-Laws of record in Instrument No. 20030218-0020999, said Register's Office; (5) Easement for ingress/egress for cemetery of record in Instrument No. 20020912-0110994, said Register's Office; (6) Railroad easement of record in Book 1298, Page 244, said Register's Office; (7) Public utility easement of record in Book 7601, Page 415, and in Book 9443, Page 947, said Register's Office; (8) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office; (9) Charter of record in Instrument No. 20030218-0020998, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $144,500.00

Affiant

Subscribed and sworn before me this 27th day of March, 2006.

Notary Public

My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **March, 2006**.

Christy D Steinhauser

Christy D. Steinhauser

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Christy D. Steinhauser, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **March, 2006.**

Notary Public
My Commission Expires: 11/4/2009

C. S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0602-016