(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/07/06 13:04 2 pgs
Fees:13.00 Taxes:956.45
20060407-0040490

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Roman	SunTrust Mortgage, Inc.	128-12-A
(NAME)	(NAME)	(MAP)
320 Old Hickory Blvd. #1901	201 Fourth Avenue/7th Floor	106.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathryn G. Peterson, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jennifer Roman, an unmarried person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 106, Building 19 of Eagle Ridge at the Reserve, a Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Nashville, TN, as shown on the plat of Section 12, Phase 1B, Eagle Ridge at the Reserve, Condominium apartments, and as established by a Master Deed of record in Instrument No. 20011011-0110875 as supplemented and amended by Supplement and Amendment No. 26 to the Master Deed of record in Instrument No. 20030108-0003699, said Register's Office, and described in a Master Deed recorded in Instrument No. 20011011-0110875 as supplemented and amended by Supplement and Amendment No. 26 to the Master Deed of record in Instrument No. 20030108-0003699, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Eagle Ridge at the Reserve, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20011011-0110875 as supplemented and amended by Supplement and Amendment No. 26 to the Master Deed of record in Instrument No. 20030108-0003699, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathryn G. Peterson, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20040602-0064886, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 320 Old Hickory Blvd. #1901, Nashville, Tennessee 37221

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 my/our hand(s) this 4th day of April, 2006.

Kathryn G. Peterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathryn G. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of April, 2006.

Notary Public

My Commission Expires: 9/19/09

