WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $117,900.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31st DAY OF MARCH, 2006

LISA M. ASH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/10/06 09:29 2 pgs
Fees:13.00 Taxes:436.23

20060410-0040856

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Ontavia P Wilson		
2940 Baby Ruth Lane	same	163-11-0-E-043.00CO
Antioch, TN 37013		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Danelle Beach, unmarried**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Ontavia P Wilson**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Rutherford** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of unit #16, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete discription.

Being a portion of the property conveyed to Signature Development, Inc. by deed from Michael G. Bollinger and wife, Sheila T. Bollinger, of record in Instrument No. 20020307-0028431, as corrected in Instrument No. 20030425-0056111, both of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20021126-0146722; to Master Deed of record in Instrument No. 20020930-00118631, and in Instrument No. 20040511-0053733; to By-Laws of record in Insrtument No. 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument No. 20021015-0126623; all of the Register's Office for Davison County, Tennessee; and to the zoning and subdivision regulations of the approprite governmental body.

This is improved property known as 2940 Baby Ruth Lane # 16, Antioch, Tennessee 37013.

Being the same property conveyed to Danielle Beach by limited Warrenty Deed from Signature Development, Inc. dated 03-25-05 and filed for record 05-12-05 in Instrument No. 200505120053607, Register's office for Davidson County, Tennessee.

Subject to easement of record t, in Book 3843, Page 727, said Register's Office. Subject to Stormwater Detention Agrement at 20021015-0126623

( )Unimproved
This is (X)Improved property known at: **2940 Baby Ruth Lane**
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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this **31st** day of **March**, 2006

Danielle Beach

Danelle Beach

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Danelle Beach with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee.
This 31st day of March, 2006

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Lisa M. Vaske
Notary Public

My Commission Expires: 3/17/07