Davidson County DEEDWARR
Recvd: 04/13/06 10:08 2 pgs
Fees:13.00 Taxes:1744.55

27-A 2/3

20060413-0042396

SULLIVANT, JR.
DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 471,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcon F. Taylor (NAME)	American Mortgage Network, Inc. (NAME)	Part Of:
2100-B Sharondale Drive (ADDRESS)	11625 Rainwater Dr. Bldg 500 (ADDRESS)	117-03-104.00
Nashville, Tn 37215 (CITY) (STATE) (ZIP)	Alpharetta, Ga 30004 (CITY) (STATE) (ZIP)	

FOR AND 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, Bruce Hardin and wife, Shannon Hardin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcon F. Taylor, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesee, being Unit No. 2100 B as shown on the Declaration and Master Deed of the Gracie Park Townhomes of record in Instrument No. 20051109-0135780 and amended in Instrument No. 20051130-0143882, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

The above described property consists of a portion of that property previously described as Lot No. 12 on the Plan of Sharon Hill Circle of record in Book 1424, page 115, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Bruce Hardin and wife, Sharon Hardin by Warranty Deed dated 8/31/04 and recorded on 9/2/04 from Steve DeWitt Diffee and Patti Lynn Diffee Morris, devisees under the Last Will and Testament of Grayce C. Diffee, deceased of record in Instrument No. 20040902-0106470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, to the covenants, conditions, restrictions and by-laws as contained in the Master Deed referenced above, and to any and all restrictions and easements which may affect the property and are currently of record.

This is investment property and not the principal or marital residence of the Grantor(s).

unimproved ( )
This is improved (X) property, known as 2100-B Sharondale Drive, Nashville, Tn 37215
(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 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 hand S this 31st day of March, 2006

Bruce Hardin
Shannon Hardin
By: By BRUCE HARDIN, ATTY IN FACT
Bruce Hardin, Attorney-in-fact

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 Shannon Hardin, Bruce Hardin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 31st day of March, 2006, personally appeared before me, Bruce Hardin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Bruce Hardin, Shannon Hardin and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 31st day of March, 2006

My commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires