WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me this 10th day of April, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 04/18/06 14:37 2 pgs
Fees:13.00 Taxes:795.50

20060418-0044411

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
Gregory M. Greer	Mortgage Company of America	126-16-O-A
(NAME)	(NAME)	(MAP)
6837 Bridgewater Drive	2416 21st Ave. South, Suite 202	147.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Nashville, TN 37212	
(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, Eric Jenkins and wife Allison Jenkins, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gregory M. Greer and spouse Vanya H. Greer, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 147, on the Plan of Riverwalk, Phases 1A & 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Eric Jenkins and wife Allison Jenkins, by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20030714-0098050, Register's Office for Davidson County, TN.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan of record in Document No. 20011026-0117231, said Register's Office, shows an owner's certificate and minimum building setback lines set out as a designated building area and 15 foot easement for public utility and drainage purposes along the front line(s) of said lot; And a 20 foot easement for drainage purposes along the rear line of said lot; subject to a 25 foot landscape protection easement along the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20011105-0121083, Document No. 20020424-0050565, Document No. 20040430-0004931, Document No. 20040506-0051985 and Document No. 20050308-0025001, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is ( ) unimproved (X) improved property, know as: 6837 Bridgewater Drive, 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 10th day of April, 2006.

Eric Jenkins by Allison Jenkins L-O All. in fact

Allison Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Allison Jenkins 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 10th day of April, 2006.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Allison Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Attorney-In-Fact for Eric Jenkins, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Erin Jenkins, the bargainor, by the said Allison Jenkins, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of April, 2006.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY