When recorded return to:

TrustLand Title & Escrow, LLC.
1720 West End Ave, Ste 400
Nashville, Tennessee 37203

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/19/06 15:38 2 pgs
Fees:13.00 Taxes:608.28

20060419-0045033

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $164,400.00 .

Affiant

Subscribed and sworn to before me this 18th day of April, 2006.

Notary Public
My Commission Expires 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

06-0191

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tawanda L. Bryant	Market Street Mortgage Corp.	173-15-0-A
1269 Bending Creek Drive	P.O. Box 22128	45.00 CO
Antioch, TN 37013	Tampa, FL 33622-2128	

WARRANTY DEED

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 **Matthew W. Garton and wife, Nicole M. Garton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tawanda L. Bryant, an unmarried individual**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Final Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 & 28, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew W. Garton and wife, Nicole M. Garton by deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated September 28, 2001, recorded in Instrument No. 20011005-0108967, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1269 Bending Creek Drive, 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 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 hands this 18th day of April, 2006.

Matthew W. Garton

Nicole M. Garton by Matthew W. Garton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Matthew W. Garton**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2006.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 01/26/08

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Matthew W. Garton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Nicole M. Garton** and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April, 2006.

Notary Public at Large

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE