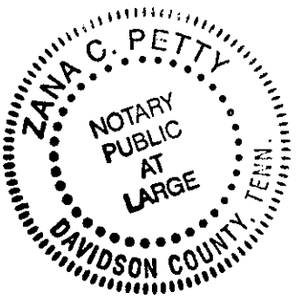
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wallace Jackson Arnold	SunTrust Mortgage, Inc.	Map 52
3108 Penn Meade Way	201 4th Ave. N./7th Floor	Group 13-0-B
Nashville, TN 37214	Nashville, TN 37219	Parcel 237 CO

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

Alicia C. Marotti , unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wallace Jackson Arnold , 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:

BEING Lot No. 21, on the Plan of Condominium Plat, River Glen, Phase 5, Section 2, Planned Unit Development, of record in Instrument 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alicia C. Marotti, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument 20040528-0063331, Register's Office for said County.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record inBook 7566, Page 571; Book 6762, Page 208; and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031006-0147480, said Register's Office; (3) Easement to Cross Properties of record in Book 7296, Page 484, said Register's Office; (4) PUD Boundary of record in Plat Book 6900, Pages 650 and 651, said Register's Office; (5) Agreed Final Order of record in Book 11201, Page 708, said Register's Office; (6) Water and Sewer Line Easements of record in Book 7061, Pages 172 and 196; Book 9523, Pages 164 and 168, said Register's Office; (7) Flowage Easement of record in Book 2200, Page 119, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3108 Penn Meade Way, Nashville, TN 37214

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 hand this 27th day of April, 2006.

Alicia C. Marotti

Davidson County DEEDWARR
Recvd: 05/02/06 11:22 2 pgs
Fees:13.00 Taxes:423.65

20060502-0050302

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 Alicia C. Marotti, with whom I am personally acquainted (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 Nashville, Tennessee, this 27th day of April, 2006.

My Commission Expires: 1.27.07

Notary Public

