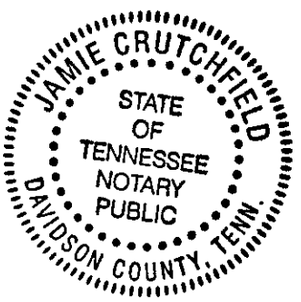
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant .

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Robert A. Sirls	Capital Bank & Trust Company	Map 161
5845 Nolensville Pike; #142	2200 Abbott Martin Rd., Suite 201	Group 16-0-A
Nashville, TN 37211	Nashville, TN 37215	Parcel 38 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

Stacie M. Simmons, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert A. Sirls and wife, Tricia C. Sirls
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, Tennessee, being Unit No. 38 on the Plan of Townhomes of Shadow Glen as shown on the Exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20041021-0126776, and re-recorded in Instrument 20041025-0128065, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stacie M. Simmons, unmarried, by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument 20050328-0032663,

This conveyance is subject to Restrictions and By-Laws of record in Book 8064, Page 815; Instrument 20040315-0029240; Instrument 20040315-0029248; Instrument 20040713-0083179; Instrument 20041021-0126776; Instrument 20041025-0128065; Instrument 20050118-0005927; Instrument 20050317-0029206; and Instrument 20040317-0030572, 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 20041021-0126776, and re-recorded in Instrument 20041025-0128065, said Register's Office; (3) Easements of record in Book 7382, Page 755; Book 8064, Page 831; Book 9640, Page 881; Instrument 20000117-0004981; and Instrument 20030903-0127692, said Register's Office; (4) Agreement of record in Instrument 20040917-0112429, 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 5845 Nolensville Pike; #142, Nashville, TN 37211

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 5th day of May, 2006.

Stacie M. Simmons

Stacie M. Simmons

Davidson County DEEDWARR
Recvd: 05/09/06 12:44 2 pgs
Fees:13.00 Taxes:510.60

20060509-0054270

FILE BOX #5

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 Stacie M. Simmons, 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 5th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

