File #20060114

Davidson County DEEDWARR
Recvd: 05/09/06 14:54 2 pgs
Fees:13.00 Taxes:1149.22

20060509-0054501

STATE OF TENNESSEE
COUNTY OF

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I/WE, ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,600.00

Amanda Munson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Michelle Christian	Churchill Mortgage Corp.	MAP 172-14-A
(NAME) 1008 Hickory Bark Court	(NAME) 761 Old Hickory Blvd. Ste 401	PARCEL 131.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood , TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gerald G Bolden and wife Rebecca N Bolden, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Stephanie Michelle Christian , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section Three, Wexford Downs of record in Instrument 200008100079246, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald G. Bolden and Rebecca N. Bolden, married by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 200109240102850, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10292, page 51, amended in Book 10792, page 822 and Instrument No. 200008100079498; Charter of record in Book 10500, page 444; Quitclaim Deeds for common area of record in Book 10937, pages 789 and 791 and Instrument No. 200403110028010; Easement to Nashville Gas of record in Book 10359, page 615; Easement to BellSouth in Book 10529, page 560; PUD Boundary of record in Book 9700, page 221; rights of others in & to the common area and/or elements and any and all matters shown on Plan of record in instrument No. 200008100079246, all in the Register's office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 1008 Hickory Bark Court, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 5th day of May, 2006.

Gerald G Bolden

Rebecca N Bolden

STATE OF TENNESSEE

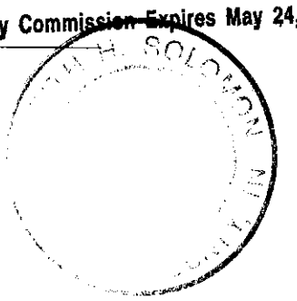
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Gerald G Bolden and Rebecca N Bolden, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 5th day of May, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009



(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027