THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14666

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Davidson County DEEDWARR
Recvd: 05/17/06 10:34 2 pg:
Fees:13.00 Taxes:762.20

20060517-0057673

Property Address:
5208 Elkins, Nashville, TN 37209

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Judi Speer, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stacey R. Wilson**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the East 43.5 feet of the West 160 feet of the South 160 feet, more or less, of Block 7, on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West extension of Charlotte Park Company's Addition, as shown by plat of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Frank B. Oman and wife,Tina G. Oman, dated November 12, 2004, and recorded November 17, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200411170138073.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 24th day of April, 2006.

Judi Speer {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 24th day of April, 2006, before me, the undersigned officer, personally appeared Judi Speer, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $206,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24th of April, 2006.

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Notary Public

My Commission expires:

Name of Owner and Property Address:
Stacey R. Wilson
5208 Elkins
Nashville, TN 37209

Person Or Entity Responsible For Payment Of Taxes:
Stacey R. Wilson
Community Mortgage Corp.
142 Timber Creek Dr.
Goodlettsville, TN 37072
Tax Parcel ID#: 091-15-0115.00