Box 8

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jamie Sumner
412 Leisure Lane
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 05/19/06 08:30 2 pgs
Fees:13.00 Taxes:368.15
20060519-0058723

MAP 162-16
GROUP C
PARCEL 17.00 CO

MORTGAGEE:
American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stacy L. Martin, unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Jamie Sumner, hereinafter called the "GRANTEE", her 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 Lot No. 17 on the Plan of Second Revision of Section 2, Phase I, Leisure Heights, of record in Plat Book 6900, page 440, Register's Office, Davidson County, Tennessee. *

Being the same property conveyed to Stacy L. Martin, unmarried by deed from Shawn E. Egger and wife, Christine D. Egger of record in Instrument no. 20000801-0076140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 440, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Easement for water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8105, Page 258, said Register's Office; Deed of Conveyance to Metropolitan Department of Water and Sewer Services of record in Book 820, Page 213 and 216, said Register's Office; the Declaration of Covenants, Conditions and Restrictions of record in Book 6146, Page 241, Book 6150, Page 585, Book 6259, Page 862, Book 7303, Page 232, said Register's Office, which sets forth assessments, liens, and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 412 Leisure Lane, Antioch, Tennessee 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 GRANTEE, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 15th day of May, 2006.

Stacy L. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Stacy L. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2006.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $99,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

* Together with a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of ingress and egress to said lot is shown on the aforesaid Plat.

Together with, as an appurtenance to the aforesaid lot, the designated parking spaces for said lot as set forth on the aforesaid Plat to which reference is here made for a more complete description.