RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
N14688 **Nashville, TN. 37214**

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. N14688

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Davidson County DEEDWARR
Recvd: 05/22/06 10:27 2 pgs
Fees:13.00 Taxes:247.90
20060522-0059660

Property Address:
2929 Selena Dr., Unit #103, Nashville, TN 37211

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, **JOHN M. HAHN, SR. REVOCABLE LIVING TRUST**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy H. Garrott, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 103 on the Site Plan of Kingswood Condominiums, as shown by plat of record in Book 5200, Page 520, 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 Bill D. Gray and wife, Jane Graham Gray, dated October 31, 1997, and recorded November 3, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10666, at Page 807.

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.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 19th day of May, 2006.

JOHN M. HAHN, SR. REVOCABLE LIVING TRUST

By: _____
JOHN M. HAHN, SR., Trustee

State of Tennessee
County of Davidson

On this *19th day of May, 2006*, before me personally appeared John M. Hahn, Sr., Trustee of the JOHN M. HAHN, SR. REVOCABLE LIVING TRUST, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal.

My commission expires:
11-27-2006

_____
NOTARY PUBLIC



I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $67,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

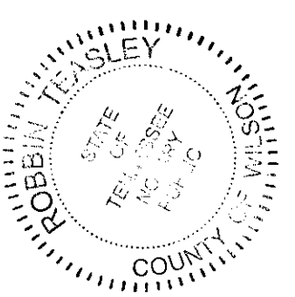
_____
Affiant

Sworn to and subscribed before me this the 19th of May, 2006.

_____
Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Dorothy H. Garrott
717 Woodmere Drive
Nashville, TN 37217-2324



Person Or Entity Responsible For Payment Of Taxes:
Homecomings Financial Network, Inc.
2101 Rexford Rd., Ste. 250W
Charlotte, NC 28211

Tax Parcel ID#: 119-14-0-A-103.00CO