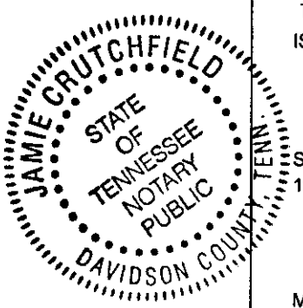
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~78,400.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th 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:
Leannette Artis	Pinnacle Direct Funding Corp	Map 162
16 Sycamore Ct.	1500 Lee Road	Group 16-0-A
Antioch, TN 37013	Orlando, FL 32810	Parcel 61.00-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

Douglas A. Irwin and Jon G. English

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leannette Artis an unmarried woman

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:

See Exhibit A:

Being the same property conveyed to Douglas A. Irwin and Jon G. English by deed from Affordable Housing Resources, Inc., of record in Instrument 20010221-0016113, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 10468, Page 653; Book 5101, Page 809; Book 5000, Page 607; Book 4887, Page 961; Book 4887, Page 985; Book 10468, Page 691; Book 6396, Page 504; Book 4792, Page 725, 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 Plat Book 4860, Page 11, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5373, Page 110, said Register's Office; (4) Agreement of record in Book 5324, Page 214, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument
20060522-0060108, said Register's Office.

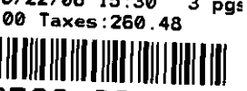
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 16 Sycamore Ct., Antioch, TN 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 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.

Davidson County DEEDWARR
Recvd: 05/22/06 15:30 3 pgs
Fees:18.00 Taxes:260.48



20060522-0060109

Witness our hands this 11th day of May, 2006.

Douglas A. Irwin By Jon G. English Attorney-in-Fact
Douglas A. Irwin
By: Jon G. English, Attorney-in-Fact

Jon G. English

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, Jon G. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Douglas A. Irwin as his Attorney in Fact as the free act and deed of the within named Douglas A. Irwin.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Jon G. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A:

Being Unit 16, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium Townhouses, of record in Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with the appurtenant interest in the common elements of Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium Townhouses, Phase One, Section One, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 4887, page 961, amended in Book 5101, page 809, Register's Office for Davidson County, Tennessee.

(ARTIS, LEANETTE.PFD/06-235/32)