This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $101,755.00.

Affiant

Subscribed and sworn before me this the 9th day of June, 2006.

Notary Public
My commission expires: 12/14/09

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Davidson County DEEDWARR
Recvd: 06/13/06 14:54 2 pgs
Fees:13.00 Taxes:376.49
20060613-0070351

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tara L. Shea	SunTrust Mortgage, Inc.	61-5-A-19 CO
406 Lemont Dr.	201 4th Ave., 7th Floor	
Nashville, TN 37216	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia S. Lynn, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tara L. Shea, an unmarried woman , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

see attached legal description

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 406 Lemont Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 9th day of June, 2006.

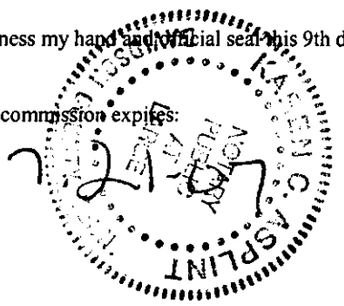
Cynthia S. Lynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia S.Lynn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2006.

My commission expires:



Notary Public

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 38, as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7654, page 439, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time to time amended as provided therein.

Being the same property conveyed to CYNTHIA S. LYNN, UNMARRIED, by deed from FOX RIDGE HOMES, INC., of record in Book 7671, page 915, dated October 4, 1988, said Register's Office.