03

Realty Title

48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25487-05-2006** **Record & Return To:** **Realty Title** **206 A Cool Springs Boulevard** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $232,677.00. Affiant Subscribed and sworn to before me this 7th day of June, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 21, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Sherry Raber 108 Cold Stream Court Nashville, TN 37221	**Send Tax Bills To:** GREENPOINT MORTGAGE FUNDING 100 WOOD HOLLOW DRIVE NOVATO, CA 94945	**Tax Information:** Map No.155.03-0D Parcel No. 056.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian P. Siegel and wife, Sharon R. Siegel, a/k/a Sharon Siegel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherry Raber** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Cold Stream Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of June, 2006.

Brian P. Siegel by George E. Mudter, Jr.
as Attorney-In-Fact

Sharon R. Siegel by George E. Mudter, Jr.
as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 Brian P. Siegel and Sharon R. Siegel as their Attorney-In-Fact, as the free act and deed of the within named Brian P. Siegel and Sharon R. Siegel.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 21, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/15/06 08:57 2 pgs
Fees:13.00 Taxes:860.90

20060615-0071170

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section 1 Allens Green, as of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian P. Siegel and wife, Sharon Siegel by Warranty Deed dated May 31, 2002 from CIT Group/Consumer Finance, Inc., a Delaware corporation of record in Instrument No. 20020604-0067527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Allens Green Homeowner's Association, Inc., of record in Book 9231, page 789, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Allens Green Homeowners Association, Inc. of record in Book 11411, page 193, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 632, Register's Office for Davidson County, Tennessee.
5. Easement for ingress and egress of record in Book 9227, page 976, Register's Office for Davidson County, Tennessee.
6. Easement for public utilities of record in Book 8626, page 884, Register's Office for Davidson County, Tennessee.
7. Easement to Metropolitan Government of record in Book 8278, page 236, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 9278, page 36, Register's Office for Davidson County, Tennessee.