PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/21/06 11:00 2 pgs
Fees:13.00 Taxes:629.00
20060621-0074053

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(_gj___) Title No: 47937
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Shaun Rawlings Ami Zook Romness 7117 Commonwealth Circle Nashville, Tennessee 37221	Countrywide Home Loans 801 Crescent Centre Drive Suite 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 126150B24500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristen E. Shepherd, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Shaun Rawlings and Ami Zook Romness , Tenants in Common with Rights of Surviorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section Three, Lexington Point of record in Doc. No. 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kristen E. Shepherd by deed from Angan Biswas and wife, Keka Biswas of record in Doc. No. 20050830-0103525, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20020116-0006331, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001018-0103445, Doc. No. 20010522-0052909, rerecorded in Doc. No. 20020214-0019754, Doc. No. 20020219-0021061, 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: 7117 Commonwealth Circle, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2006.

Kristen E. Shepherd

Kristen E. Shepherd

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2006 , before me the undersigned authority, personally appeared Kristen E. Shepherd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $170,000.00

Alison L Rutledge

Affiant

Sworn and subscribed before me this the 20th day of June, 2006

My Commission Expires: KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Kathy Snider

Notary Public