PREPARED BY (AND RETURN TO):

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W & I Ref:(__gj__) Title No: 47920
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/21/06 10:59 2 pgs
Fees:13.00 Taxes:313.76
20060621-0074109

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cara Webster 332 Stewarts Ferry Pike Nashville, Tennessee 37214	Homecomings Financial Network 2101 Rexford, Suite 250W Charlotte, NC 28211

TAX MAP-PARCEL NUMBERS: 096070A02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$84,800.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shelley R. Denton , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cara Webster** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.1 of Lot 2, parcel No. 24 of Bianca Square Condominums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800 page 101, amended in Book 5200, page 661, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Shelley R. Denton, unmarried by deed from Betty S. Magee, unmarried of record in Book 20050201-0011762, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 101, amended in Book 5200, page 661, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Agreement to Maintain of record in Book 5945, page 856; Sewer Service Agreement of record in Book 4058, page 963, said Register's Office for said County; The provisions of the condominium Master Deed of record in Book 6162, page 195, amended in Book 6165, page 566, Book 6225,page 906, Book 9885, page 208,, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 332 Stewarts Ferry Pike, Nashville, Tennessee 37214

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 19th day of June, 2006.

Shelley R. Denton

State of TENNESSEE
County of DAVIDSON

On this 19th day of June, 2006 , before me the undersigned authority, personally appeared Shelley R. Denton 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: _____

STY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $84,800.00

Affiant

Sworn and subscribed before me this the 19th day of June, 2006

My Commission Expires: _____

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Notary Public