Davidson County DEEDWARR
Recvd: 06/30/06 09:30 2 pgs
Fees:13.00 Taxes:451.40
20060630-0078286

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

New owner:

Christina M Tallent
1025 Beech Tree Lane
Brentwood TN 37027

Responsible for tax payment:

Same

Tax Map-Parcel Numbers 135-16-B-133.00 CO

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Brent Malak**, hereinafter named the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Christina M Tallent, married ,** hereinafter, called the **GRANTEE**, their 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(s) 133, as shown on the map entitled Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Count in Davidson County, Tennessee, together with Easement as shown on the Plat of Woodridge at Nashboro Village, Nashboro Village-Tract 11, recorded as Instrument No. 20021120-0143949, said Register's Office.

Being the same property conveyed to BRENT MALAK, by deed from BEAZER HOME CORP. D/B/A PHILLIPS BUILDERS, of record as Instrument No. 20030922-0139677, dated September 16, 2003, said Register's Office.

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This improved (X)unimproved( )property known as .

670 Flintlock Court Nashville TN 37217

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 4 day of April, 06.

Brent Malak

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brent Malak the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5 day of April, 06.

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 6-24-06 WILLIAMSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named_____-, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of _____ the within named bargainor, a corporation (or partnership), and that **he,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $122000.00

Affiant

Sworn and subscribed before me this the 5 day of April, 06.

Notary Public

TASINA D. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008