20B

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 $103,000.00.

D. Anne Bell Maples
Affiant

Subscribed and sworn before me this the day of 28th June 2006.

Doris Coley
Notary Public
My commission expires: 9/21/09

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE
GOODLETTSVILLE, TN 37072

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/30/06 13:40 2 pgs
Fees:13.00 Taxes:381.10
20060630-0078609

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michele Blackledge 3304 Courtney Court Nashville, TN 37218	**American Home Mortgage** **538 Broadhollow Road** **Melville, NY 11747**	69-12-57

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, Sharon Farmer Simpson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michele Blackledge, unmarried, 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:

Land in Davidson County, Tennessee, Being Lot 16 on the Plan of Orchard Hill, of record in Plat Book 2663, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to conveyed to Catherine Pettus Farmer, a widow and Sharon Farmer Simpson, as joint tenants with right of survivorship by Quitclaim Deed for Catherine Pettus Farmer, a widow, of record in Book 8471, page 429, Register's Office for Davidson County, Tennessee. The said Catherine Pettus Farmer having since died on September 24, 2005 in Davidson County, Tennessee. And by Affidavit of Heirship to Sharon Simpson Farmer of record by Instrument No. 20060227-0022319 in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3304 Courtney Court, Nashville, TN 37218.

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 28th day of June, 2006.

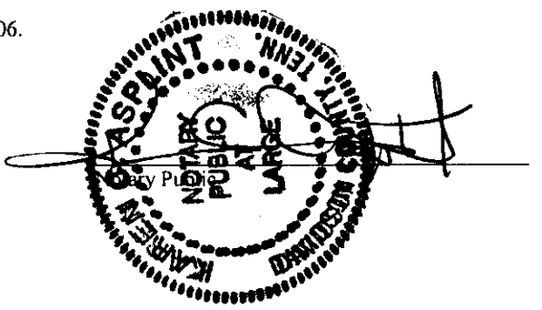
Sharon Farmer Simpson
Sharon Farmer Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Farmer Simpson, 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 28th day of June, 2006.

My commission expires:
2-21-07



Notary Public