WARRANTY DEED Return to: Rudy Title & Escrow 2012 21st Ave. South Nashville, TN 37212	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00** Affiant Subscribed and sworn to before me, this 26th day of June, 2006 Notary Public MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Carmack	New Owner	62-2-O-B
(NAME)	(NAME)	(MAP)
2817 Paddle Wheel Drive		48.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Christopher M. Branner and wife Katrice M. Branner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph R. Carmack, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 126, on the Plan of Abbington Park, Phase One, Section Two-A, of record in nstrument No. 20040218-0018387, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Christopher M. Branner and wife, Katrice M. Branner, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040618-0072760, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2817 Paddle Wheel Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 26th day of June, 2006.

Christopher M. Branner
Christopher M. Branner
by: Sheila McCauld
Atty-in-fact

Katrice M. Branner
Katrice M. Branner
by Sheila McCauld
Atty-in-fact

Davidson County DEEDWARR
Recvd: 07/07/06 08:53 2 pgs
Fees:13.00 Taxes:558.70

20060707-0081437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Sheila MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Christopher M. Branner and Katrice M. Branner, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Christopher M. Branner and Katrice M. Branner, the bargainor, by the said, Sheila MacDonald, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of June, 2006.

Notary Public

My Commission Expires: 9/19/06

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY