THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14826

Davidson County DEEDWARR
Recvd: 09/19/06 10:12 2 pg
Fees:13.00 Taxes:381.10

20060919-0115749

Property Address:
1005 Trailwood Place, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shtrena Tucker, unmarried,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Brittani L. Watkins, unmarried, and Marcus D. Wiley, unmarried,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 210, Village by the Creek, Section 8, as shown by plat of record in Plat Book 7900, Page 669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a cash deed from Mel Martinez, Secretary of Housing and Urban Development, dated December 12, 2002, and recorded January 7, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200301070002393.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 18th day of September, 2006.

Shtrena Tucker {Seal}
Shtrena Tucker

State of TENNESSEE
County of DAVIDSON

On this the 18th day of September, 2006, before me, the undersigned officer, personally appeared Shtrena Tucker, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $103,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 18th of September, 2006.

Notary Public

My Commission expires: 9-14-06

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Brittani L. Watkins and Marcus D. Wiley
1005 Trailwood Place
Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Brittani L. Watkins and Marcus D. Wiley
1005 Trailwood Place
Nashville, TN 37207

Tax Parcel ID#: 050-07-0-051.00