THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF WILLIAMSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0609071** **Record and Return to:** Bridgehouse Title, LLC 342 Cool Springs Blvd. Suite 202 Franklin, TN 37067	The actual consideration or value, whichever is greater, for this transfer is: $119,500.00. Affiant Subscribed and sworn to before me this 28th day of September, 2006. Notary Public My commission expires: July 20, 2008

CAROL L. McARTHUR NOTARY PUBLIC LARGE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 10/02/06 11:42 2 pgs
Fees:13.00 Taxes:442.15

20061002-0121429

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Chyrica L. Banks 2950 Baby Ruth Lane #8 Antioch, TN 37013	SAME	MAP 163-11, PARCEL 8

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jay T. Beasley**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Chyrica L. Banks**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Timber Trace Townhomes of record in Instrument No. 200205140059199, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jay T. Beasley by deed dated January 11, 2002, from York Construction, LLC of record as Instrument No. 200201220008700, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Timber Trace Townhomes, Second Revision of record as Instrument No. 200205140059199, Register's Office of Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
4. All matters contained in the Master Deed establishing a Horizontal Property Regime of Timber Trace Townhomes of record in Instrument No. 200011200115563, as amended in Instrument No. 200103290030062, and Instrument No. 200103140024381, Register's Office of Davidson County, Tennessee.
5. Charter of Timber Trace Townhouse Owners Association of record in Instrument No. 200011220115563, as amended in Instrument No. 200103290030061, Register's Office of Davidson County, Tennessee.
6. Conveyance of common area to Timber Trace Townhouses Owners Association by Quitclaim Deed of record in Instrument No. 200103290030063, Register's Office of Davidson County, Tennessee.
7. Easements for ingress/egress of record in Book 3765, page 100 and Book 3843, page 727, Register's Office of Davidson County, Tennessee.
8. Easement Agreement for sewer of record in Book 8526, page 362, Register's Office of Davidson County, Tennessee.
9. Electrical Permit of record in Book 4572, page 995 and Book 4591, page 552, Register's Office of Davidson County, Tennessee.
10. Deed of conveyance for sanitary sewer to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 9190, page 480, Register's Office of Davidson County, Tennessee.
11. Deed of Conveyance for water main to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 9190, page 484, Register's Office of Davidson County, Tennessee.

This is improved property known as: 2950 Baby Ruth Lane #8, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2006.

Jay T. Beasley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Jay T. Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 28th day of September, 2006.

Notary Public

My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009