WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01710 REGIS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John B. Regis and Maria Regis, and Nadia Regis	SunTrust Mortgage, Inc.	142-7F-53.00 CO
7252 Highway 70 South Unit 1201	PO Box 57028	
Bellevue, TN 37221	Irvine, CA 92619	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK HANSBERGER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN B. REGIS, AND WIFE, MARIA REGIS, AND NADIA REGIS, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7252 Highway 70 South Unit 1201, Bellevue, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 29th day of September, 2006.

Mark Hansberger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARK HANSBERGER, the bargainor(s), with whom I am personally acquainted (or proved to me on 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 Brentwood, Tennessee , this 29th day of September, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/02/06 15:49 2 pgs
Fees:13.00 Taxes:725.20

20061002-0121963

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 53, UNIT NO. 1201 OF BELLEVUE COMMONS TOWNHOMES, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 200007200071772, RE-RECORDED AS INSTRUMENT NO. 200008280084760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BELLEVUE COMMONS, AS SET FORTH IN SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARK HANSBERGER, AN UNMARRIED MAN BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, RECORDED ON THE 3RD DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020403-0040316, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.