RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # 1006-0639

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 11/01/06 09:14 2 pgs Fees:13.00 Taxes:619.75 20061101-0135423

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008463

MAP-PARCEL NO: 161-11-0-A-138.00 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Loan City 5671 Santa Teresa Blvd. San Jose, CA 95123	Heather L. Propper 515 Huntington Ridge Dr. Nashville, TN 37211	

WARRANTY DEED

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, I, **CANDICE DOVE-BENWARD***, have bargained and sold and by these presents do transfer and convey unto **HEATHER L. PROPPER, unmarried**, her heirs and assigns forever, the following described property, to wit:

*unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 138 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Candice Dove-Benward by Warranty Deed from Jeannette Mucciolo dated March 11, 2005 and being of record as Instrument No. 20050324-0031829, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 4675, page (s) 9, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4729, page 687, as amended in Book 4889, page 905, and Book 5394, page 243, said Register's Office.
4. Storm Water Detention Agreement of record in Book 9732, page 551, said Register's Office.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 17th day of October, 2006.

Candice Dove-Benward
CANDICE DOVE-BENWARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CANDICE DOVE-BENWARD**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 17th day of October, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$167,500.00**.

Affiant

SWORN TO and subscribed before me on this 17th day of October, 2006.

Notary Public

PAMELA B. MATHENEY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
October 20, 2008