Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/07/06 11:36 2 pgs
Fees:13.00 Taxes:427.35
20061107-0138490

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Carolyn A James
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2006.

Rosemary P Smithson
Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter H. Garey 22130 Califa St. Woodland Hills, CA 91367	PPH Home Loans, LLC 3000 Leadenhall Rd. Mount Laurel, NJ 08054	163-11-E-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Carroll Burns Shoemaker, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Peter H. Garey and wife, Rachel Bar, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 14, on the Plan of Timber Trace Townhouses, as shown on plat of record in Instrument No. 20001122-0115447, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Carroll Burns (now known as Mary Carroll Burns Shoemaker) in Instrument No. 20010705-0071931, recorded 07/05/2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No. 163-11-E-014.00 2) All matters shown on Plat recorded in Book Instrument No. 20001122-0115447. 3) Charter of Timber Trace Townhouse Homeowner's Association of record in Instrument No. 20010329-0030061. 4) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20001122-0115563, as amended in Instrument No. 20010314-0024381 and 20020517-00600761, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 2950 Baby Ruth Lane Unit 14, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 2nd day of November, 2006.

Mary Carroll Burns Shoemaker

Mary Carroll Burns Shoemaker

Matthew Shoemaker
Who joins in this conveyance to convey any marital interest he may have.

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 Mary Carroll Burns Shoemaker and Matthew Shoemaker, 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 official seal at Brentwood, Tennessee, this 2nd day of November, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1517

Amy Cross Nance
State of Tennessee Notary Public
Williamson County