This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 11/17/06 10:52 3 pg
Fees:18.00 Taxes:980.50

20061117-0143017

---------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, **JEFFREY LEE PONCHILLIA, UNMARRIED**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **TINA PONCHILLIA, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 196 ON THE PLAN OF PHASE III-D "SHEFFIELD" ON THE HARPETH AS OF RECORD IN PLAT BOOK 7900, PAGES 710 AND 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO JEFFREY LEE PONCHILLIA, UNMARRIED BY WARRANTY DEED OF HENRY FORD, JR., MARRIED RECORDED MAY 18, 2004 IN INSTRUMENT NO. 20040518-0058153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 141-15-D-196CO

This property is known as: **7924 RIVER FORK DRIVE, NASHVILLE, TN 37221**

Subject to Restrictive Covenants contained in the instruments of record in Book 6925, Page 900, Book 7145, Page 954, Book 9313, Page 806; By-laws of record in Book 7145, Page 964, Book 8146, Page 463; Charter of HOA of record in Book 6939, Page 983, all matters shown on the Plat of record in Plat Book 7900, Pages 710 and 712, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 15th day of November, 2006.

Jeffrey Lee Ponchillia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Lee Ponchillia with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of November, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

My Commission Expires JAN. 20, 2010

Grantor(s) Name, Address, phone:
JEFFREY LEE PONCHILLIA
1120 SAFETY HARBOR COVE
OLD HICKORY, TN 37138

Grantee(s) Name, Address, phone:
TINA PONCHILLIA
7924 RIVER FORK DRIVE
NASHVILLE,TN 37221

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$265,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of November, 2006.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

(Seal)

Affiant

Tina Ponchillia
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name