WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/13/06 09:49 2 pgs
Fees:13.00 Taxes:352.24
20061213-0153605

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charlena C. Coles	SunTrust Mortgage, Inc.	Map 162
896 Dortch Lane	201 Fourth Ave. North	Group 1-0-B
Nolensville, TN 37135	Nashville, TN 37219	Parcel 29 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary K. Pickens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charlena C. Coles

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 29, on the Plan of Phase 2, Clairmont, of record in Plat Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gary K. Pickens by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 11306, Page 613, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6988, Page 542; Book 7269, Page 223; Book 7891, Page 590; Book 8027, Page 258; Book 8027, Page 261; Book 8027, Page 264; Book 8784, Page 328; Book 6988, Page 552; Book 8108, Page 913; Book 8251, Page 180, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 323, said Register's Office; (3) All matters of record in Plat Book 6200, Page 393, said Register's Office; (4) Agreement of record in Instrument 20011101-0119075, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 438 Claircrest Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 8th day of December, 2006.

Gary K. Pickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary K. Pickens, 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 Nashville, Tennessee, this 8th day of December, 2006.

My Commission Expires: 3/31/07

Notary Public

