THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03292

Davidson County DEEDWARR
Recvd: 12/22/06 15:28 2 pg
Fees:13.00 Taxes:499.50
20061222-0158622

Property Address:
1444 Bell Trace Drive, Antioch, TN 37013 ---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, **Charles Cunningham and wife,** Carey Cunningham, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Shondreahka Fleming , unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 21 on the Plan of Bell Crest, Section Two, as shown by plat of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a cash deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated July 23, 2004, and recorded July 29, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200407290091036.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 13th day of December, 2006.

_____{Seal}
Charles Cunningham

_____{Seal}
Carey Cunningham

State of TENNESSEE
County of DAVIDSON

On this the 13th day of December, 2006, before me, the undersigned officer, personally appeared Charles Cunningham* known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

* and Carey Cunningham

_____
Notary Public

My Commission expires: 9·19·09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 13th of December, 2006.

_____
Notary Public

My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Shondreahka Fleming
1444 Bell Trace Drive
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
United Capital Mortgage
2035 Lakeside Centre Way
Suite 140
Knoxville, TN 37922

Tax Parcel ID#: 162-16-0-E-052.00-CO