Davidson County DEEDWARR
Recvd: 07/16/04 15:40 2pgs
Fees:13.00 Taxes:695.60

20040716-0085484

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Subscribed and sworn to before me, This 9thday of July, 2004.

Notary Public

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 DAVIDSON COUNTY, TN

Address New Owner Dale Patrick Waddell, Jr. 5909 Tee Pee Trace Antioch, TN 37013	Send Tax Bills to: First Franklin Financial Corp. 112 Town Park Drive, Suite G150 Kennesaw, GA 30144	Map-Parcel 181-03-S-016

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Hugh W. Entrekin, Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dale Patrick Waddell, Jr. and Renee Waddell, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 16 on the Plan of Section One, Indian Creek Estates, of record Plat Book 9750, Pages 556 and 557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh W. Entrekin, Trustee by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20011204-0133152, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 9750, Page 556 and 557 and Plat Book 9700, Page 39, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 10752, page 553, amended in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee.
4. Charter for Indian Creek Estates Homeowner's Association of record in Book 11031, page 79 and By-Laws for same of record in Book 11033, page 509 as amended in Instrument No. 200007270074153, Register's Office for Davidson County, Tennessee.
5. Greenbelt Application set out in Book 8955, Page 509, Register's Office for Davidson County, Tennessee.
6. Dedication of common areas of record in Book 11033, Page 519, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 6549, Page 403, Register's Office for Davidson County, Tennessee.
8. Conveyance of common area of record in Instrument No. 200007100068261, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Book 10729, Page 380, Register's Office for Davidson County, Tennessee.

10. Easement to United Telephone of record in Instrument No. 200008020076584, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5909 Tee Pee Trace Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of July, 2004

Hugh W. Entrekin, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Hugh W. Entrekin, Trustee the within named bargainor, 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 at Nashville, Tennessee this 9th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY