Box 50-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2005.

Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. LOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/29/05 15:40 2 pgs
Fees:13.00 Taxes:691.53
20050429-0048053

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rebecca Kicklighter and Matthew Kicklighter
8328 Trading Post Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Flagstar Bank
5151 Corporate Drive
Troy, MI 48098

MAP-PARCEL NUMBERS:
126150A20300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen L. Garrison, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Rebecca Kicklighter and Matthew Kicklighter, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being lot 187 on the plan of Section Four, Boone Trace At Biltmore of record in Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen L. Garrison, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge, Inc. of record in Instrument No. 200005010043045, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7265, Page 657, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 17, Book 11455, Page 443, and in Instrument No. 20001260008529, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8992, Page 63, and in Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8328 Trading Post Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of April, 2005.

Allen L. Garrison

Allen L. Garrison

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 Allen L. Garrison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2005.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR.
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

12510-BV