STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of October, 2005.

Notary Public

My Commission Expires: 1/28/06

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/04/05 12:10 2 pgs
Fees:13.00 Taxes:1132.20
20051004-0119230

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charla Beth Corn
5309 Fredericksburg Way West
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171-03-O-A 146.00

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, **DAVID SANTOS, AN UNMARRIED MAN AND WENDY MOTEN, AN UNMARRIED WOMAN** hereinafter referred to as Grantors, hereby transfers and conveys to **CHARLA BETH CORN, AN UNMARRIED WOMAN** 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 No. 93 ON THE Plan of Section 6-A, Fredericksburg, as shown by plat of record in Plat Book 7900, Page 509 and Book 9700, page 150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Santos and Wendy Moten by warranty deed from Radnor Homes, Inc. of record in Book 10855, page 533, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Deed Book 8920, Page 65, Book 9500, page 393, Book 9860, page 840, Book 7798, page 843, Register's Office of said County.

Bylaws of record in Book 8920, page 45 said Register's Office.

Easement as shown of record in Deed Book 7993, Page 269, Book 7851, page 712, Register's Office for said County.

Charter of record in Deed Book 8920, Page 40, Register's Office for said County.

Amenities of record in Deed Book 9443, Page 538, Book 7900, page 807, Register's Office for said County.

Deeds of Conveyance of record in Deed Book 9698, Page 81 and Book 9698, page 124, Register's Office for said County.

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 5309 Fredericksburg Way West, Brentwood, TN 37027.

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 3rd day of October, 2005.

David Santos

Wendy Moten

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 David Santos and Wendy Moten the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIMPKINS
STATE OF TENNESSEE NOTARY PUBLIC

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