This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050680

Davidson County DEEDWARR
Recvd: 10/04/05 14:31 2 pgs
Fees:13.00 Taxes:575.54

20051004-0119479

Send Tax Bills To:
SAME

New Owner is:
3929 Waterford Way
Antioch, TN 37013

MAP: 137-13-O-A
PARCEL: 69.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **The Cathy Bingham Living Trust dated December 3, 1998**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cathy A. Martin** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 69 Peninsula Point Section 2, of record in Plat Book 8250, page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Cathy Bingham Living Trust dated December 3, 1998 by Deed from Jerry Butler Builders, LLC dated April 20, 1999, recorded April 22, 1999, in Book 11442, page 486, Register's Office for Davidson County, Tennessee. This is a revocable trust.

Subject to all matters of record in Plat Book 8250, page 733, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10453, page 287, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Peninsula Point Homeowners Association by-laws.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of September, 2005.

GRANTOR:

Cathy Bingham

Cathy Bingham

Cathy Bingham trustee

Cathy Bingham as Trustee of te Cathy Bingham Living Trust Dated December 3, 1998

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Washington)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cathy Bingham individually and as Trustee of the Cathy Bingham Living Trust Dated December 3, 1998,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of September, 2005.

Notary Public
CARIE CUMMINGS
1765 Prospector Avenue, Suite 4-100
Park City, Utah 84060
My Commission Expires
August 13, 2007
State of Utah

Carie Cummings
Notary Public

My Commission Expires: 8/13/07

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $155,550.00.

Affiant

SWORN TO and subscribed before me this 28 day of September, 2005

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires Nov 25, [illegible]