STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2005.

Notary Public: Joanna L. Smith
My Commission Expires: 09/22/07

JOANNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/05/05 15:12 2 pgs
Fees:13.00 Taxes:721.50
20051005-0120288

WARRANTY DEED

Name and Address of New Owner:
Brandon Walker and Erin B. Hart
8141 Settlers Way
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map/Parcel Number:
126-15-O-A-181-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Phillip G. Young, Jr. and spouse, Brandy M. Young**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erin B. Hart, unmarried and Brandon Walker, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 159 on the plan of Boone Tract At Biltmore, Section Four 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 Phillip G. Young, Jr. and spouse, Brandy M. Young by Warranty Deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge, Inc., dated August 24, 2000, recorded August 28, 2000, in Instrument Number 20000828-0084796, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 9700, Page 932 and 933, Register's Office for Davidson County, Tennessee.

Planned Unit Development Boundary of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

This property is subject to rights of others in and to common areas/elements.

This property is subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of Record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of Record in Instrument Number 20001120-0114598 and Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee.

Easement of Record in Book 8992, Page 62 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association of Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7265, Page 657, Instrument Number 200001260008529, Instrument Number 20010717-0075902, Instrument Number 20010607-0060003, Instrument Number 20011003-0107279, Instrument Number 20011119-0126832 and Instrument Number 20011119-0126832, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **8141 Settlers Way, Nashville, TN 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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of October, 2005.

Phillip G. Young, Jr.

Brandy M. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Phillip G. Young, Jr. and Brandy M. Young, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of October, 2005.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075