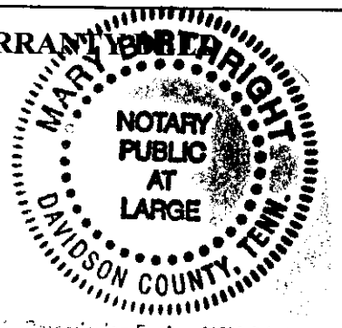
20B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Dillard (NAME)	CitiMortgage, Inc. (NAME)	MAP 004-00
8420 Sycamore Creek Road (ADDRESS)	1000 Technology Drive (ADDRESS)	PARCEL 212
Joelton, TN 37080 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368-2240 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dale S. Newcomb and wife, Kimberly L. Newcomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Dillard and wife, Emille M. Dillard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain tract or parcel of land situated in the 1st Councilmanic District of Davidson County, Tennessee, being more particularly described according to a survey by Burns & Associates, Inc., dated June 06, 2003 as follows:

BEGINNING at a point on the Easterly margin of Sycamore Creek Road 25 feet from said centerline, said point being the Southwest corner of a parcel belonging to Rebecca Hamilton, as evidenced in Instrument No. 20010419-0038632, Register's Office of Davidson County, Tennessee, said point also being the Northwest most corner of the herein-described parcel; thence leaving the Easterly margin of Sycamore Creek Road South 71 deg. 29 min. 28 sec. East 391.78 feet to an iron rod (old); thence South 71 deg. 30 min. 05 sec. East 51.12 feet to an iron rod (new), said point being the POINT OF BEGINNING for the herein-described parcel; thence South 71 deg. 30 min. 05 sec. East 580.09 feet to an axle shaft (old); thence, South 71 deg. 44 min. 34 sec. East 501.07 feet to an iron rod (old), said point being the Northeasterly most corner of the herein-described parcel, and on the Southerly line of the previously mentioned Rebecca Hamilton line, and the Northerly most corner of a parcel belonging to William Edgin, as evidenced in Book 4454, page 334, Register's Office of Davidson County, TN; thence leaving the Rebecca Hamilton line along the William Edgin line South 12 deg. 04 min. 50 sec. West 112.31

CONTINUED

unimproved ( )
This is improved (X) property, known as 8420 Sycamore Creek Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 7th day of October, 2005

Dale S. Newcomb

Kimberly L. Newcomb

Davidson County DEEDWARR
Recvd: 10/13/05 15:24 3 pgs
Fees:18.00 Taxes:814.00

20051013-0123736

LEGAL DESCRIPTION CONTINUATION

feet, to an iron rod(old); thence South 4 deg. 26 min. 55 sec. West, 120.65 feet, to an iron rod (old); thence continuing along William Edgin line North 73 deg. 52 min. 54 sec. West 464.00 feet to an iron rod (old); thence North 73 deg. 53 min. 49 sec. West 337.99 feet to an iron rod (old); thence North 2 deg. 27 min. 03 sec. East 122.78 feet to an iron rod (old); thence North 88 deg. 39 min. 47 sec. West 217.00 feet to an iron rod (new), said point being the Southwest most corner of the herein-described parcel; thence leaving the previously mentioned William Edgin line along a new line North 2 deg. 49 min. 48 sec. West 221.12 feet, to the point of beginning, containing 240,995.8 sq. ft. and/or 5.533 acres, more or less.

Being the same property conveyed to Dale S. Newcomb and wife, Kimberly L. Newcomb by Warranty Deed dated July 9, 2003, from Robert Jones and wife, Kathy Jones, of record by Instrument No. 20030717-0100510 in the Register's Office for Davidson County, Tennessee.

Conveyed herewith is an Easement for Ingress, Egress and Utility Easement, and a Septic Easement over and upon the parcel adjoining the property on its westerly line, set out to the use and benefit of the within described parcel by the Preliminary & Final Plat for Newcomb Property, Sycamore Creek Road, Joelton, Tennessee, of record at Instrument No. 20030910-0132112 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record. Also subject to a 100 foot gas line easement of record by Instrument No. 20030717-0100510 and subject to an Ingress and Egress Easement of record in Book 7924, Page 639, Register's Office for Davidson County, Tennessee.

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 Dale S. Newcomb and wife, Kimberly L. Newcomb

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 7th day of October, 2005

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public