Davidson County DEEDWARR
Recvd: 12/12/05 13:55 2 pgs
Fees:13.00 Taxes:876.26
20051212-0149053

This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

PHILLIP D. VINSON
LATRENA VINSON
2908 KANTONKA COURT
ANTIOCH, TN 37013

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED
Map 174-11, GROUP A
PARCEL 335

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, SIGNATURE PARTNERS, LLC has this day bargained and sold and does hereby transfer and convey unto PHILLIP D. VINSON and wife, LATRENA VINSON, their heirs and assigns, forever, the following described real estate situated in the Davidson County, Tennessee, to-wit:

Being all of Lot No. 234, of Cane Ridge Farms, Phase Six, Section 1, of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particular details of said lots.

Being part of the same property conveyed to Signature Partners, LLC by Deed of record in Instrument No. 20050422-0045262, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except the 2005 property taxes which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantor to the grantees upon delivery of this deed.

WITNESS THE HAND OF THE UNDERSIGNED on this the 30th day of November , 2005.

SIGNATURE PARTNERS, LLC

By: _____
Brian Burns, Chief Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, BRIAN BURNS, Chief Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself, to be the Chief Partner of SIGNATURE PARTNERS, LLC, and he as such chief partner, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the company by himself as chief partner.

WITNESS MY HAND AND OFFICIAL SEAL on this the 30th day of November, 2005.

_____
NOTARY PUBLIC

My commission expires:
BECKY PERRICONE
My Commission
Expires July 24, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $236,826.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me,
this 30th day of November, 2005.

_____
NOTARY PUBLIC
My commission expires:_____

BECKY PERRICONE
My Commission
Expires July 24, 2006