Return to: First Title and Escrow Company, Inc.
File Number 24877 Box 9B

Davidson County DEEDWARR
Recvd: 12/12/05 15:19 3 pgs
Fees:18.00 Taxes:1757.50

20051212-0149209

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

GENERAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Adam M. Strecker **Julie Strecker** **5310 Camelot Court** **Brentwood, TN 37027**	Bank of America, N.A. ~~(Same)~~ 6700 Lakeview Center Drive Tampa, FL 33619	**145-15-3**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Robin D. Ahlstrom**, a single woman (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Adam M. Strecker** and wife, **Julie Strecker** (collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Camelot Acres, Section 1, of record in Plat Book 3700, page(s) 98, 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 ROBIN D. AHLSTROM, by deeds of record as Instrument Nos. 20050121-0008023 and 20020507-0055919, said Register's Office.

This is improved property commonly known as: **5310 Camelot Court, Brentwood, (Davidson County), Tennessee 37027**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property including without limitation the following matters:

(a) General or special taxes and assessments required to be paid in the year 2005 which have been prorated at closing and assumed by the Grantees. General or special taxes and assessments for subsequent years.

(b) Matters shown on the Plan of record in Book 3700, page (s) 98, said Register's Office.

(c) Restrictive Covenants contained in instrument of record in Book 4193, page 144, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor and any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 9th day of December, 2005.

Robin D. Ahlstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robin D. Ahlstrom**, the within named bargainors, 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, at office, this 9TH day of DECEMBER, 2005.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public
My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is ~~$495,000.00~~ 475,000.00

Affiant

Sworn to and subscribed before me
this 9 day of December, 2005.

Notary Public
My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE