WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of Dec., 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/05 15:11 2 pgs
Fees:13.00 Taxes:777.00
20051227-0154332

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew A. McPhearson		160-16-0-C-030.00CO
(NAME) 405 Old Towne Drive	(NAME) Same	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 19th day of December, 2005, by and between LAUREN E. CADD, party of the first part, and Mathew A. McPhearson, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

BEING UNIT NO. 30 ON THE PLAN OF THE TERRACES AT BRENTWOOD CHASE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NUMBER 200011030109137, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to LAUREN E. CADD by deed from husband, Michael S. Dorris Shannon L. Dorris and wife, dated 6/7/04 and filed of record in ~~Record Book _____, page _____~~, Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictions of record in ~~Deed Book _____, Page~~ Instr. # 200406220073397 Instr. No. 20001214013067 Instr. No. 200101190006975 Instr. No. ~~Deed Book _____, page _____, Deed Book~~ 20010308002946 ~~, page _____~~, and ~~Deed Book _____, page _____~~ Instr. No. 20041206001440531, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

~~**See Exhibit B for exceptions to title**~~

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Lauren E. Cadd
LAUREN E. CADD

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, personally appeared LAUREN E. CADD, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of December, 2008.

Commission expires: 1/8/09

Notary Public