RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN08015

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 01/12/06 13:10 2 pgs
Fees:13.00 Taxes:611.98
20060112-0004902

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of December, 2005

Notary Public

MY COMMISSION EXPIRES: 12/15/07

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber M. allace **2412 Pleasant Springs** **Hermitage, TN 37076**	owner	**064-16-0-D-151.00-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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michelle Hughes f/k/a Michelle Wolf, a married woman **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amber M. Wallace, a married woman and Chad Wallace and Bob R. Gann, married man and Martha Gann

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 Lot No. 299, on the Plan of Section Three, Truxton Park, as shown on plat of record in Instrument no. 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Subject to DCCR of record in instrument 20001030-0107559 as amended in 20020123-000419, in the Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in instrument no. 20001101-0108604, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in instrument no. 20001101-0108603, in the Register's Office of Davidson County, Tennessee.

John Hughes, spouse of Michelle Hughes, joins in this conveyance only for the purpose of conveying such marital rights if any that he may have in said property.

Unimproved ( )
This is improved (X) property known as **2412 Pleasant Springs, Hermitage, TN 37076**
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 hands this 15th day of December, 2005.

Michelle Hughes 12/15/05
Michelle Hughes

John Hughes 12/15/5
John Hughes

** Being the same property conveyed to Michelle Wolf, a married woman, by Warranty from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20021004-0121170, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Hughes and John Hughes 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 at Mount Juliet, Tennessee this 15th day of December, 2005.

Commission Expires: _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

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 _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public