This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060003

Davidson County DEEDWARR
Recvd: 01/19/06 10:05 2 pgs
Fees:13.00 Taxes:534.65
20060119-0007076

Send Tax Bills To:
First Community Mortgage, Inc.
1610 South Church Street, Suite A
Murfreesboro, TN 37130

New Owner is:
Robin Paxton & David Underwood
7185 Legacy Drive
Antioch, TN 37013

MAP: 182-06-O-A
PARCEL: 89.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mark Darnell, an unmarried person and Jason Burdette, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robin Rene Paxton, unmarried and David William Underwood, unmarried, joint tenants with right of survivorship**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 89, on the Plan of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mark Darnell, an unmarried person and Jason Burdette, an unmarried person by Warranty Deed from Greenvale Construction, LLC, A Tennessee Limited Liability Company dated February 17, 2003, recorded February 20, 2003, in Inst#200302200022594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of recordin Instrument No. 20020123-0009339; Sewer and Storm Drainage Easement of record in Instrument No. 20001030-0107214; Charter of record in Instrument No. 20020123-0009417; and any and all matters as shown on plat of record in Instrument No. 20011023-0115382; all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of January, 2006.

GRANTOR:

Mark Darnell

Jason Burdette

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mark Darnell and Jason Burdette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of January, 2006

BYLINE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

SWORN TO and subscribed before me this 13 day of January, 2006

NOTARY PUBLIC

My commission expires: 6/22/08

CAROL M. HOLMES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY