Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05.3313

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF JANUARY, 2006.

Notary Public

Commission Expiration: 5/30/09

ADDRESS OF NEW OWNER:
Edith A. Fentress
816 Winchester Close
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
151-10-A-56

WARRANTY DEED

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, **CHRISTINA E. FREE AND HUSBAND, CLIFTON W. FREE, INDIVIDUALLY AND AS GRANTORS AND BENEFICIARIES OF THE FREE FAMILY REVOCABLE TRUST NUMBER 816 DATED APRIL 3, 2004, TIMOTHY L. BRUXVOORT AS TRUSTEE OF THE FREE FAMILY REVOCABLE TRUST NUMBER 816 DATED APRIL 3, 2004, AND REMEDY HOMEBUYERS, LLC AS BENEFICIARY OF THE FREE FAMILY REVOCABLE TRUST NUMBER 816 DATED APRIL 3, 2004,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDITH A. FENTRESS,** Unmarried, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 273 ON THE PLAN OF PHASE 1, VILLAGES OF LONG HUNTER, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20010123-0006899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE FREE FAMILY TRUST WITH TIMOTHY L. BRUXVOORT AS TRUSTEE ON 04/03/2004 BY DEED FROM CHRISTINA E. FREE AND HUSBAND, CLIFTON W. FREE, FILED FOR RECORD ON 06/09/04 IN INSTRUMENT NO. 2004609-0068294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) Quitclaim Deed to HOA of record in Instrument No. 200105310056383, said Register's Office; (3) Charter for HOA of record in Instrument No. 200105310056381, said Register's Office; (4) any and all applicable governmental and/or zoning regulations; (5) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 816 Winchester Close, Antioch, TN 37013.

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 unincumbered, 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.

Davidson County DEEDWARR
Recvd: 01/23/06 08:49 4 pgs
Fees:23.00 Taxes:532.80

20060123-0008096

Witness my hand this 12th day of January, 2006.

Christina E. Free

Timothy L. Bruxvoort, Trustee
Free Family Revocable Trust Number 816

Christina E. Free

Free Family Revocable Trust No. 816

By: Timothy L. Bruxvoort, Trustee

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina E. Free, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January, 2006.

Rory K. Davis
Notary Public

RORY K. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration: Oct 20, 2008

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton W. Free, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of January, 2006.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy L. Bruxvoort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of January, 2006.

Notary Public

Witness my hand this 12th day of January, 2006.

Clifton W. Free

~~Christina E. Free~~

Clifton W. Free

Remedy HomeBuyers, LLC,

~~Timothy L. Bruxvoort, Trustee~~
~~Of Said Trust Dated May 6, 2004 and Recorded~~
~~In Book [illegible]~~

By: Timothy L. Bruxvoort, Chief Manager

~~STATE OF _____~~
~~COUNTY OF _____~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina E. Free, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.~~

~~Witness my hand and official seal at office this _____ day of January, 2006.~~

~~Notary Public~~

~~Commission Expiration:~~

STATE OF Alabama
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton W. Free, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January, 2006.

Notary Public

Commission Expiration: My commission expires 02/19/06.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy L. Bruxvoort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of January, 2006.

Notary Public

Commission Expiration: 5/30/09

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Timothy L. Bruxvoort, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Remedy HomeBuyers, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company himself as Chief Manager.

Witness my hand and official seal at office this 13 day of January, 2006.

Deanna Gwyn
Notary Public

Commission Expiration: 5/30/09

DEANNA GWYN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY