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

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Matthew Jon Waldner, 3405 Anderson Road #115 Antioch, TN 37013	Same	David W. McMackin 5200 Maryland Way Ste.110 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $~~140,000.00~~ 141,000.

Affiant
Subscribed and sworn to before me on this 01/31/06.

Notary Public

My Commission Expires: 2/24/09

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Map & Parcel No.
136.15-OA-026.00-CO-

Davidson County DEEDWARR
Recvd: 02/02/06 10:39 2 pgs
Fees:13.00 Taxes:521.70
20060202-0013118

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Tamberly Lucas, an unmarried woman (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Matthew Jon Waldner, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 26, on the plan of WaterCrest Townhomes Unit # 115 Phase I, as of record in Plat Book 8250, Page 888, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamberly Lucas by Warranty Deed Deed dated 08/30/2004 of record in Instrument No. 200408300104304, Page , said Registers Office.

The Plan of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.

Restrictions and By-Laws of record in Book 10788, Page 553, Book 11158, Page 931, and in Book 10788, Page 591, Register's Office for Davidson County, Tennessee.

Right-of-way Easement to Gulf Interstate Co. of record in Book 2242, Page 139, Register's Office for Davidson County, Tennessee.

Right-of-way Easement to Columbia Gulf Transmission Co. of record in Book 2875, Page 299,and in Book 4438, Page 711,Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 11143, Page 449, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3405 Anderson Road #115, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 01/31/06.

Tamberly Lucas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Tamberly Lucas, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 01/31/06.

NOTARY PUBLIC

My Commission Expires: 2/24/09

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY