Record & Return To:
Watauga Title Company
155 [illegible] Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 14:00 2 pgs
Fees:13.00 Taxes:669.70

20060207-0015228

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 7-1908

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carter B. Hassebroek	Leader Mortgage	Map 173
3153 Hidden Creek Drive	7445 New Technology Way	Group 16-O-A
Antioch, TN 37013	Frederick, MD 21703	Parcel 190-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

Travis D. Kelly and wife, Lynne Kelly

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carter B. Hassebroek and wife, Katherine Hassebroek

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Travis D. Kelly by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument 20040204-0013467, dated 1/29/04, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instruments 20020514-0059176; 20030313-0033781; 20050308-0025065; 20050930-0117904; 20050930-00117906; 20030303-0027389, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instruments 20030213-0020016; 20030331-0042208 , said Register's Office.

Power of Attorney of record in Instrument 20060207-0015227, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3153 Hidden Creek Drive, 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 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 30th day of January, 2006.

Travis D. Kelly by Kathy Carter as Attorney in Fact
Travis D. Kelly by Kathy Carter
Attorney in Fact

Lynne Kelly by Kathy Carter as attorney in fact
Lynne Kelly by Kathy Carter
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kathy Carter, 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 on behalf of Travis D. Kelly and wife, Lynne Kelly as their Attorney in Fact as the free act and deed of the within named Travis D. Kelly and wife, Lynne Kelly.

Witness my hand and official seal at Brentwood, Tennessee the 30th day of January, 2006.

My Commission Expires:01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.