This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060093

Send Tax Bills To:
5018 Bonnawell Dr -
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 02/17/06 13:54 2 pg:
Fees:13.00 Taxes:462.13

20060217-0019530

New Owner is:
Phillip H. Kaelin
5018 Bonnawell Drive
Hermitage, TN 37076

MAP: 74-16
PARCEL: 78.00

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, **Larry D. Abbott and Wanda J. Abbott**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Phillip H. Kaelin** , 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:

Being Lot No. 407 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry D. Abbott from Karon T. Abbott by Quitclaim Deed dated February 27, 1988 and recorded in Book 7479, page 105, Register's Office for Davidson County. Larry D. Abbott then conveyed a one-half undivided interest unto Wanda J. Abbott by Quitclaim Deed dated August 23, 2004 and recorded August 24, 2004 in Inst. No. 20040824-0102198, said Register's Office.

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.

LDA WJA
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 15th day of February, 2006.

GRANTOR:

Larry D. Abbott

Wanda J. Abbott

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Larry D. Abbott and Wanda J. Abbott**, 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 15th day of February, 2006.

Notary Public

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF W. Hamin)

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

SWORN TO and subscribed before me this 15 day of February, 2006.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES