THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

ADDRESS NEW OWNER
Francine L. Kleeberg
424 Scotts Creek Trail
Hermitage, TN 37076

MORTGAGEE
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN 38187-0257

SEND TAX BILLS
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN 38187-0257

MAP-PARCEL:
MAP 075-12-0-A, PARCEL 105.00 CO

Davidson County DEEDWARR
Recvd: 02/21/06 13:55 2 pgs
Fees:13.00 Taxes:550.93
20060221-0020159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Himes and wife, Marisia Himes,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Francine L. Kleeberg, an unmarried person,** 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:

Being Lot No. 6 on the plan of Greer Meadows at Cedar Creek, Section Three, Phase 1, as of record in Instrument #200109200101748, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

This is the same property conveyed to Brian Himes and wife, Marisia Himes by deed from Capitol Homes, Inc. of record in Instrument #200211120139850, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions & Restrictions of record in Instrument #200206060069062, said Register's Office.
This conveyance is subject to easement of record in Instrument # 200012050119474, said Register's Office.
This conveyance is subject to notes on the plat of record in Instrument #200109200101748, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **424 Scotts Creek Trail Hermitage, TN 37076.**

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 17th day of February, 2006.

Brian Himes

Marisia Himes

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brian Himes and wife, Marisia Himes, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2006.

NOTARY PUBLIC

JAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8.15.07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $148,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 11-24-07

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.