40-A

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/01/06 15:45 2 pgs
Fees:13.00 Taxes:732.60
20060301-0023895

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public

My Commission Expires: 7/21/07

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Jason C. & Shiela D. Curtis 144 Claybrook Lane Antioch, TN 37013	Franklin American Mortgage 501 Corporate Centre Drive, Ste. 400 Franklin, TN 37067	173-150A 70.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dale Wilstermann and wife, Vicki Krings-Wilstermann** , hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jason C. Curtis and wife, Shiela D. Curtis,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 70 on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale Wilstermann and Vicki Krings-Wilstermann, husband and wife, by deed from The Craig Company, of record in Instrument No. 20040329-0034676. Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to all matters on plan of record in Instrument No. 20010608-0060668, said Register's Office.
2. Restrictive Covenants of record in Book 11675, Page 472, and as amended in Instrument Nos. 20000215-0015152; 20021121-0144876, and 20020701-0079016, said Register's Office.
3. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
4. Charter of the Homeowner's Association of record in Instrument No. 19991207-0300674, said Register's Office.
5. Greenway Easement of record in Instrument No. 20011024-0116286, said Register's Office.
6. Stormwater Detention Agreement of record in Instrument No.20010405-0033586, said Register's Office.
7. Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.
8. Blanket Sewer Easement of record in Book 10448, Page 188, said Register's Office.

9. Transmission Line Easement of record in Book 3933, Page 359, said Register's Office.

This is improved property known as: 144 Claybrook Lane, Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2006.

Dale Wilstermann

Vicki Krings-Wilstermann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Dale Wilstermann and Vicki Krings-Wilstermann**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 28th day of February, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY