State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 152,200.00**

Amanda Hamilton Affiant

Subscribed and sworn before me this the 28th Day of February, 2006

Notary Public Patricia B. Graves
My Commission Expires: ~~MY COMMISSION EXPIRES:~~ April 21, 2009

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Eric Eggers 3509 Burwick Pl. Antioch, TN 37013	**3509 Burwick Place** **Antioch, Tennessee 37013**	New Owner

Map 151-1 Group A Parcel 19

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

RAMONA L GALBREATH

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ERIC EGGERS

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 19, Chatham Pointe, of record in Book 6900, page 444-447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ramona L. Galbreath by Warranty Deed from Kenneth S. Victory d/b/a Kenneth Victory construction of record in Book 8826, page 326, Register's Office for Davidson County, Tennessee, dated December 23, 1992.

Subject to all matters appearing of record in Plat Book 6900, page 444-447, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7358, page 656, and Amended Declaration in Book 7538, page 792, and Charter in Book 7997, poage 977, and Amendment to Declaration in Book 7599, page 812, and Deed Conveying Common Area in Book 7683, page 718, and Amendment to Declaration in Book 8667, page 381, of record in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 8679, page 446, Register's Office for Davidson, Tennessee.

This conveyance is subject to minimum building envelope, and utility anchor easement of record in Book 6900, page 444-447, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/07/06 15:20 2 pgs
Fees:13.00 Taxes:563.14
20060307-0026529

Executed this 28th Day of February, 2006

Ramona Galbreath

Ramona Galbreath

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th Day of February, 2006, before me appeared

RAMONA L. GALBREATH

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires: MY COMMISSION EXPIRES: April 21, 2009

Notary Public

Patricia B. Graves

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY