WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2006.

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Misti Michelle Mager	Wells Fargo Bank, N.A.	Map 062
4417 Frost Street	P.O. Box 5137	Group 020-B
Nashville, TN 37214	Des Moines, IA 50306	Parcel 10.00-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

Charles T. Adkins and wife, Julie K. Adkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Misti Michelle Mager, 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. 10, on the Plan of Abbington Park, Phase One, Section One, of record in Instrument 20030328-0041019, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles T. Adkins and Julie K. Adkins, husband and wife, by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument 20031211-0177979, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010402-0031520; Instrument 20030213-0020075; Instrument 20040401-0036605; Instrument 20040401-0036606; Instrument 20040518-0058461; Instrument 20050201-0011849; Instrument 20060202-0012846; Instrument 20030303-0027406, 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 Instrument 20030328-0041019, said Register's Office; (3) Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (4) Flowage Easement to USA of record in Book 2242, Page 513, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20030109-0004246, and Instrument 20030508-0061633, said Register's Office; (6) Ingress and Egress Easement of record in Book 1198, Page 525, said Register's Office; (7) Sewer Line Access and Landscape Easement of record in Instrument 20000720-0071648, 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 4417 Frost Street, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 03/13/06 10:43 2 pgs
Fees:13.00 Taxes:591.63
20060313-0028522

FILE BOX 45

Witness our hands this 10th day of March, 2006.

Charles T. Adkins

Julie K. Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles T. Adkins and wife, Julie K. Adkins, 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 and official seal at Nashville, Tennessee, this 10th day of March, 2006.

My Commission Expires: 01/27/07

Notary Public

