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

Davidson County DEEDWARR
Recvd: 03/17/06 11:12 2 pgs
Fees:13.00 Taxes:1017.50
20060317-0031030

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2006.

Heather M Moore
Notary Public

My Commission Expires: 9/22/07

Address New Owner
Shannon Fielding
617 Upper Mill Drive
Antioch, TN 37013

Send Tax Bills to:
Professional Mortgage Group
PO Box 10189
Murfreesboro, TN 37129

Map-Parcel
172-15-A 75 CO

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, **Randall D. Webb and wife, Rebecca L. Webb**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Shannon Fielding,** 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 No. 75 on a Final Plat 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 Randall D. Webb and Rebecca L. Webb, husband and wife, by deed from James M. Porch, a married man, of record in Instrument No. 20030319-0036547, 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, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants of record in Book 11675, Page 472 amended in Instrument No. 20000215-0015152; Instrument No. 20021121-0144876; and Instrument No. 20020701-0079016, said Register's Office.
3. Charter of Homeowner's Association of record in Instrument No. 19991207-0300674, said Register's Office.
4. Greenway Easement in Instrument No. 20011024-0116286, said Register's Office.
5. Stormwater Detention Agreement of record in Instrument No. 20010405-0033586, said Register's Office.
6. Landscape Agreement in Instrument No. 20010405-0033587, said Register's Office.
7. Blanket sewer easement of record in Book 10448, Page 188, said Register's Office.
8. Transmission Line Easement of record in Book 3933, Page 359, said Register's Office.

This is improved property known as: 317 Upper Mill Drive, 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 13th day of March, 2006.

Randall D. Webb

Rebecca L. Webb
By: Randall D. Webb, Atty-in-~~Fact~~ Atty. in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Randall D. Webb**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 13th day of March, 2006.

Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 1-20-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Randall D. Webb,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by **Rebecca L. Webb** of record in 20060317-0031029, Page _____, Register's Office for Davidson County, Tennessee, ~~and who executed~~ the foregoing instrument on behalf of **Rebecca L. Webb** and who acknowledged the execution of the same by his free act and deed on behalf of said Rebecca l. Webb.

Witness my hand at Brentwood, TN, this 13th day of March, 2006.

Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 1-20-10