Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Russell J. Woolen 2912 Bayshore Cove Antioch TN 37013	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/24/06 11:21 2 pgs
Fees:13.00 Taxes:637.88

20060324-0033852

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $172,400.00

Map & Parcel No.
150.16-0A 038.00-CO

Affiant

Subscribed and sworn to before me on 03/21/06.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, H & B Builders, LLC, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Russell J. Woolen, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No 122 on the Plan of Section One Windhaven Shores as of record in Instrument No. 20030219-0021779, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being a portion of the same property conveyed to Grace Builders, Inc. by Deed from Midway Builders, LLC., dated 3-21-2003, of record as Instrument No. 200303260039596, said Register's Office for Davidson County, Tennessee.
>
> The above legal description is identical to the legal description in the previous deed of record.
>
> This is improved property located at 2912 Bayshore Cove, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/21/06.

H & B Builders, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, to be the President of H & B Builders, LLC, 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 by signing the name of H & B Builders, LLC by himself as such President.

Witness my hand and official seal at Antioch, Tennessee, this the 21st day of March, 2006.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires: