This Instrument Was Prepared By:
Hugh W. Entrekin, Esq.
Mcoreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $259,060.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2006.

Notary Public

My Commission Expires: 1-20-10

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

Davidson County DEEDWARR
Recvd: 03/27/06 11:00 2 pgs
Fees:13.00 Taxes:958.52
20060327-0034467

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Marcus S. & Andrea D. Flanagan	Amsouth Bank	34-7-A-153
1925 Nancy Beth Lane	315 Deaderick St.	
Madison, TN 37211	Nashville, TN 37237	

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marcus S. Flanagan and Wife, Andrea D. Flanagan**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance in made subject to:

1. Restrictive Covenants contained in the instruments of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Book 6628, Page 588, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Book 6635, Page 254, and as amended in Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
4. Subject to all matters on the Plan of Record in Book 6900, Page 37 and Book 6250, Page 626, and in Instrument No. 20050331-0034862 and also Certificate of Correction in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement recorded in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.

This improved property known as: 1925 Nancy Beth Land, Madison, TN 37115

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and

interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, 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 28t[h] day of February, 2006.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gabriel D. Feltner**, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Secretary of Westview Homes, LLC, the within named bargainor, and that he/she as such Secretary, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by himself/herself as such Secretary.

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

_____
Notary Public

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

My Commission Expires: 1-30-10