WARRANTY DEED

AFTER RECORDING RETURN TO:

AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

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:
Johnie M. Apple	CitiMortgage, Inc.	Map 53
604 Lakemeade Point	1000 Technology Drive	Group 12
Old Hickory, TN 37138	O'Fallon, MO 63368-2240	Parcel 248.00

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

Prater Construction, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Johnie M. Apple and wife, Linda S. Apple

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:

Lot 211 The Villas of Lakemeade Subdivision, Phase II, of record in Plat Book 7900, page 983, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Prater Construction, LLC by deed from James R. Jones, of record in Instr. 200503110027436, said Register's Office.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All items appearing on the plat of record in Plat Book 7900, page 983, 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 604 Lakemeade Point, Old Hickory, TN 37138

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.

Witness my hand this 27th day of March, 2006.

Prater Construction, LLC

BY:
Larry Prater, Managing Member

Davidson County DEEDWARR
Recvd: 03/29/06 10:26 2 pgs
Fees:13.00 Taxes:1683.50

20060329-0035562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry Prater with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member of the Prater Construction, LLC the within named bargainer, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Larry Prater as such Managing Member.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 27th day of March, 2008.

My Commission Expires: 1/24/09

Notary Public

