WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 14:22 2 pgs
Fees:12.00 Taxes:0.00

20060331-0036831

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

E E Burnett, as Trustee
AFFIANT

RACHEL A. USELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2006

Rachel A. Uselton
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 14, 2009
November 14, 2009
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

T. H. Mattingly, 5543 Edmondson Pike, #180, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOW:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
E. E. Burnett, as Trustee	Countrywide Home Loans, Attn: Tax Dept.	162 – 40
(NAME)	(NAME)	
5543 Edmondson Pike, #180	P. O. Box 10211	PARCEL 31
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Van Nuys, CA 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS WARRANTY DEED is made this **29th** day of **March, 2006**, by and between **Detrick Toles**, (hereinafter referred to as "Grantor"), and **Appalachian Benefits Trust**, a Land Trust (an executory revocable trust): **E. E. Burnett, as Trustee** (hereinafter referred to as "Grantee"), shall have full Trustee powers and authority as described in the attached addendum.

WITNESSETH:

The Grantor, for and in consideration of the sum of **Ten Dollars ($ 10.00)** and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Davidson County, State of Tennessee, to wit:

Attached hereto as Exhibit "A" and made a part hereof by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; has good, right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantee herein takes subject to and agrees to pay:

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Grantor: Detrick Toles (SEAL)

Sworn to and subscribed before me of even date.

Notary Public

(SEAL)

RACHEL A. USELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
November 14, 2009

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EXHIBIT "A" TO THE WARRANTY DEED

This Exhibit is part the Warranty Deed dated the 29nd day of March, 2006, by and between Detrick Toles and the Appalachian Benefits Trust, E. E. Burnett, as Trustee.

LEGAL DESCRIPTION OF PROPERTY

BEING Lot No. 130, on the plan of Antioch Park, Section 4, of record in Plat Book 4300, Page 119, 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 Robert E. Owen by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D. C., of record in Book 10938, Page 363, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4533, Page 967, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307 or other similar statute.

This is improved property, known as 4864 Shihmen Drive, Antioch, Tennessee, 37013

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