THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0603014** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $179,500.00. Affiant Subscribed and sworn to before me this 31st day of March, 2006. Notary Public Davidson County DEEDWARR Recvd: 04/05/06 10:14 2 pgs Fees:13.00 Taxes:664.15 20060405-0038869 JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2[illegible]

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Donald Edward Tessier Amelia Carrie McAlexander 3712 Springwater Drive Nashville, TN 37221	Fifth Third Mortgage Co. 5050 Kingsley Drive MD 1MOB 2X Cincinnati, OH 45263	Map 141-06-C Parcel 34.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Owen Kieffer** and wife, **Elise Oesterreicher Kieffer** (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donald Edward Tessier** and **Amelia Carrie McAlexander** (the "Grantees") as tenants-in-common with right of survivorship, Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Final Plat of Riverbridge Community, Phase 1A, a Planned Unit Development, of record in Instrument 200302130019997, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Owen Kieffer and Elise Oesterreicher, husband and wife by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 200310080149211, said Register's Office.

Elise Oesterreicher Kieffer and Elsie Oesterreicher are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Instrument No. 200302130019997, Register's Office of Davidson County, Tennessee.
3. PUD Boundary of record in Instrument No. 200207090082561, Register's Office of Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions for Riverbridge of record in Instrument No. 200302050016044, amended in Instrument No. 200303030027396, and supplemented in Instrument No. 200308060111893, Register's Office of Davidson County, Tennessee.
5. By-Laws of record in Instrument No. 200302180020999, Register's Office of Davidson County, Tennessee.
6. Charter of record in Instrument No. 200302180020998, Register's Office of Davidson County, Tennessee.
7. Quitclaim Deed to Riverbridge HOA for common area of record in Instrument No. 200303030027395, Register's Office of Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 200212170155374, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3712 Springwater Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend

the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2006.

Owen Kieffer

Elise Oesterreicher Kieffer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Owen Kieffer and Elise Oesterreicher Kieffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of March, 2006.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009