This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060222

Davidson County DEEDWARR
Recvd: 04/06/06 12:26 2 pgs
Fees:13.00 Taxes:614.20
20060406-0039804

Send Tax Bills To:
Karin Michelle Prickett
5225 Southfork Blvd.
Old Hickory, TN. 37138

New Owner is:
Karin Michelle Prickett
5225 Southfork Blvd.
Old Hickory, TN 37138

MAP: 63-16-O-C-72.00Z
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard A. Alston and wife Joann Alston**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Karin Michelle Prickett , a single person** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:.

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5225 on the Plan of Hermitage Springs, Section Two, Phase One, of record in Exhibit A in Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard A. Alston and wife, Joann Alston from Classic Homes BOS, LP by Warranty Deed dated December 10, 2004, and recorded January 25, 2005, in Instrument No. 20050125-0008874, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

. TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of March, 2006.

GRANTOR:

Richard A. Alston

Joann Alston

ACKNOWLEDGEMENT

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard A. Alston and wife Joann Alston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of March, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission Expires:

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of March, 2006

NOTARY PUBLIC

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

My Commission Expires November 14, 2009