PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 04/07/06 13:58 2 pgs
Fees:13.00 Taxes:1184.00
20060407-0040574

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March 2006.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E. Mannix
Notary Public
My commission expires: 11-25-06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brandon Fox	NEW OWNER	172-10-0-B012.00
6645 Christiansted Lane		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Cecil B. Cate, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Danny Fox and Brandon C. Fox, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Christiansted Valley, Phase 1, Revision 1, as shown on plat of record in Instrument No. 20000215-0015149 and Instrument No, 20000215-0015150 as revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cecil B. Cate in Instrument 20030710-0095445 recorded 07/10/2003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 172-10-0-B 012.00; (2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.; (3) All matters shown on Plat recorded in Instrument Nos. 20000215-0015149 and 20000215-0015150; revised in Instrument No. 20010209-0012852; (4) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 19991221-0305559 and 20000728-0074515, and in any allied instrument(s) referred to in said restrictions; (5) Charter of Christiansted Valley Homeowner's Association of record in Instrument No. 19991221-0305561; (6) QuitClaim Deed for common areas to Christiansted Valley Homeowner's Association of record in Instrument No. 20050516-0054926, all of Record in the Register's Office for Williamson County, Tennessee.

This property is improved property known as 6645 Christiansted Lane, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of March 2006.

Cecil B. Cate
By Mark David Haining, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 28th, 2006, before me personally appeared, Mark David Haining, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cecil B. Cate, and who acknowledged that he executed the same as the free act and deed of Cecil B. Cate.

Witness my hand, at office, this 28th day of March 2006.

Notary Public

My commission expires: 6-27-09

FILE NO: TN2006030126