WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/06 10:37 2 pgs
Fees:13.00 Taxes:665.63

20060424-0046443

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/10
(AFFIX SEAL)

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:
Justin Alan Salmon	Cumberland Bank	Map 98
4032 Hallborough Way	810 Crescent Centre Drive; Ste 320	Group 5-0-A
Hermitage, TN 37076	Franklin, TN 37067	Parcel 153-CO

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

Jodi Burroughs f/k/a Jodi Hull and husband, Kirk Burroughs

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Justin Alan Salmon and Tiffany Michele Merchant, both unmarried, joint tenants with right of ** 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:

BEING Lot No. 111, on the Plan of Revision One, Section Five, Hampton Hall, of record in Instrument 200007280074425, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jodi Hull, an unmarried woman, by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, of record in Instrument 20010503-0045271, Register's Office for said County. The said Jodi Hull having since married and is now known as Jodi Burroughs.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512; and Instrument 200006080057413, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200007280074425, said Register's Office; (3) All matters appearing on PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office; (4) Storm Water Detention Agreement of record in Book 10584, Page 114, said Register's Office.

The said Kurt Burroughs joins in this conveyance to convey any and all marital interest he may have in said property.

Jodi Hull and Jodi Burroughs being one in the same person.

****survivorship**

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 4032 Hallborough Way, Hermitage, TN 37076

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 21st day of April, 2006.

Jodi Burroughs f/k/a Jodi Hull

Kirk Burroughs

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jodi Burroughs f/k/a Jodi Hull and husband, Kirk Burroughs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21sts day of April, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.