This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006040015

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $148,000.00

Sworn to and subscribed before me this 28th day of April, 2006.

Affiant

Notary Public

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/06 09:32 2 pgs
Fees:13.00 Taxes:547.60
20060502-0050195

Address of New Owner:

Jeffrey Allen Howell
7420 Maggie Drive
Antioch, TN 37013

Send Tax Bills to:

NEW OWNER

Map-Parcel Numbers:

182-06A-61.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Frew and wife, Amy Frew**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Allen Howell** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 61, SECTION ONE, OLD HICKORY HILLS, as shown on plat of record in Instrument No. 20011023-0115382, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steve Frew, unmarried by Warranty Deed from Saddlebrook Inc, a Tennessee Corporation, recorded on the 13th day of May, 2003 in Instrument No. 20030513-0064192, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.

This is improved property known as **7420 Maggie Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of April, 2006

Steve Frew

Amy Frew

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Steve Frew and Amy Frew, the within named bargainor(s), 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, at office, this 28th day of April, 2006.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007