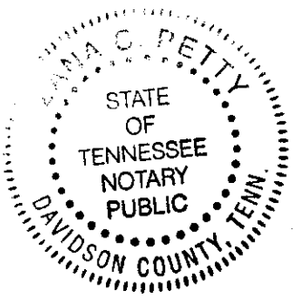
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(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:
Jennifer Ingles	1st Trust Bank for Savings	Map 151
6536 Arvington Way	P.O. Box 17257	Group 09-0-A
Antioch, TN 37013	Memphis, TN 38187-0257	Parcel 124.00-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

Shirley A. Watkins, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jennifer Ingles, unmarried,
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. 124, on the Plan of Phase I, Section I, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829, 830, and 831, 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 Shirley A. Watkins by deed from Mark G. Wisniewski and Deborah J. Wisniewski, husband and wife, of record in Instrument 20040706-0079952, dated July 1, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Instrument 20020930-0118656; and Book 9430, Page 279, 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 Plat Book 7900, Pages 829, 830, and 831; and (3) Sanitary Sewer Easement of record in Instrument 20001030-0107415; Instrument 20000906-0088271; and Instrument 20000906-0088272 and Drainage Easement to Metro. Government of record in Book 4717, Page 515 and Transmission Line Easement to USA of record in Book 2336, Page 532; Book 2338, Page 406; Book 4428, Page 568; Book 4446, Page 423; and Book 4535, Page 351 and Sanitary Sewer Easement of record in Book 9588, Page 930; Book 9988, Page 793; Book 10796, Page 628; and Book 10796, Page 625 and Easement for Water Mains of record in Book 8197, Page 288 and Book 8358, Page 91 and Easement to TN Telephone Co. of record in Book 9661, Page 919, said Register's Office.

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 6536 Arvington Way, Antioch, TN 37013

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 26th day of April, 2006.

Shirley A. Watkins

F52602

Davidson County DEEDWARR
Recvd: 05/02/06 13:37 2 pgs
Fees:13.00 Taxes:675.25

20060502-0050451

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 Shirley A. Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.