This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County	DEEDWARR
Recvd: 05/05/06 13:37	2 pgs
Fees:13.00 Taxes:499.50	
20060505-0052628	

SEND TAX BILL TO NEW OWNER:
Thomas Matt Davis
P.O. Box 1243
Mt. Juliet, TN 37121

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

MAP	**63**
GROUP	**12**
PARCEL	**43**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph W. Davis and wife, Patricia H. Davis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Thomas Matt Davis**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made foe a more complete description.

Being the same property conveyed to Joseph W. Davis and wife, Patricia H. Davis by deed from Ken Lokey Homes, Inc. dated January 29, 1988, of record in Book 7461, page 206, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6906, page 733, and Book 8291, page 955 Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6790, page 998, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6250, page 386, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee.

This is improved property known as 4477 aka 4479 South Trace Blvd., Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 4th day of May, 2006.

Joseph W. Davis

Patricia H. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph W. Davis and wife, Patricia H. Davis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of May, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
NOTARY PUBLIC AT LARGE
WILSON COUNTY
My Commission Expires 09/02/2007

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of May, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
NOTARY PUBLIC AT LARGE
WILSON COUNTY
My Commission Expires 09/02/2007