WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/27/06

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 12, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Simmons	Century Lending Company	098-13-0-C-122.00
(NAME) 1808 Kaylee Meadow Lane	(NAME) 9920 Corporate Campus Dr.	
(ADDRESS) Hermitage TN 37076	(ADDRESS) Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27 day of April, 2006, by and between CHARLES L. WHITE AND WIFE, TRACY L. WHITE , party of the first part, and Todd Simmons and Lori Simmons, as joint tenants, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to CHARLES L. WHITE AND WIFE, TRACY L. WHITE by deed from Frank Batson Homes Inc. , dated 3/30/05 and filed of record in Record Book *, page ____, Register's Office for DAVIDSON County, Tennessee. *20050331-0035050

Subject to Restrictions of record in Deed Book 11738, Page 776, Deed Book 11681, page 411, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CHARLES L. WHITE

TRACY L. WHITE

Davidson County DEEDWARR
Recvd: 05/05/06 14:00 3 pgs
Fees:18.00 Taxes:1224.70

20060505-0052665

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared CHARLES L. WHITE, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Hermitage, Tennessee this 2nd day of April, 2006.

Commission expires:
September 30, 2006

Lilly L. Maloy
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared TRACY L. WHITE, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Hermitage, Tennessee this 2nd day of April, 2006.

Commission expires:
September 30, 2006

Lilly L. Maloy
Notary Public

STATE OF TENNESSEE * LILLY L. MALOY * NOTARY PUBLIC AT LARGE

EXHIBIT "A"

----------LEGAL DESCRIPTION----------

BEING Lot No. 88, Phase Four, Section Two, The Meadows of Seven Points, as shown by plat of record in Plat Instrument # 20040604-0065965 and Surveyors Certificate of Correction Instrument # 20041019-0125550, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles L. White, and Wife, Tracy L. White by deed from Frank Batson Homes, Inc., Dated for 03/30/2005 and Filed on 03/31/2005 of record in Instrument # 20050331-0035050, Register's Office for said County.