File Box 30

Davidson County DEEDWARR
Recvd: 05/22/06 09:42 2 pgs
Fees:13.00 Taxes:795.50
20060522-0059561

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $215,000.00.

Subsribed and sworn before me this the 15th day of May, 2006.

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600252
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Stephan D. Karr and wife, Carol N. Karr
106 Hicks Road
Nashville, TN 37221

Send tax bills to:
Market Street Mortgage
9001 Airport Freeway, Ste 120
Fort Worth, TX 76180

Map 142-16-G Parcel 1CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rebecca Fewell and husband Danny A. McRight

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Stephan D. Karr and wife, Carol N. Karr

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 1 on the Plan of Final Plat Devon Close Town Homes of record in Plat Book 9700, Page 86, Amended in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Rebecca Fewell by Deed of record in Instrument No. 20020423-0049983; dated 4/22/02; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 106 Hicks Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 15th day of May, 2006.

Rebecca Fewell

Danny A. McRight

Rebecca Fewell

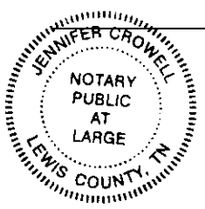
Danny A McRight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Rebecca Fewell and husband, Danny A. McRight, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 05/15/06.

My commission expires:



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Jennifer Crowell
Notary Public