This instrument prepared by:

Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502)315-1650

File No.: **2087-1151731**
4073499

Davidson County DEEDWARR
Recvd: 05/22/06 14:49 4 pgs
Fees:22.00 Taxes:721.50
20060522-0060040

Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(800) 322-2500

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of April, 2006**, by and between **Randolph Hansen and wife, Terrie Hansen**, party of the first part, and **Trevor K. England, a single man**, 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 City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

APN: 086 04 0A 016.00

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase 1-B, Oakcrest Subdivision, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description; and

BEING the same property conveyed to Randolph Hansen and wife, Terrie Hansen, by Warranty Deed dated May 27, 2004 and recorded June 1, 2004 in Inst. No. 20040601-0063855, office aforesaid.

Purported Address: 304 Oakcrest Court, Hermitage, TN 37076

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20040601-0063855** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **086 04 0A 016.00**

x Improved OR
Unimproved property located at: **304 Oakcrest Court, Hermitage, Tennessee 37076**

TH
TKE

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

WITNESS the signature of the party of the first part on the day and year first above written.

Randolph Hansen 4-28-06
Randolph Hansen

Terrie Hansen 4-28-06
Terrie Hansen

STATE OF **KY**

COUNTY OF **JEFFERSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Randolph Hansen and wife, Terrie Hansen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of April, 2006.**

Marie Milstein
Notary Public

My Commission Expires: 07/19/08

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

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Owner's Name: **Trevor K. England**

and Address: **304 Oakcrest Court**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)

TKE

Advent Mortgage
305 North Hurstbourne Lane
Louisville, KY 40222

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**195,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant 4/20/06

Subscribed and sworn to before me this **Twenty-eighth day of April, 2006.**

Notary Public

My Commission Expires: 07/19/08

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT 'A'

File No.: **2087-1170227 ()**
Property: **304 Oakcrest Court, Hermitage, TN 37076**

APN: 086 04 0A 016.00

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A.P.N. 086 04 0A 016.00