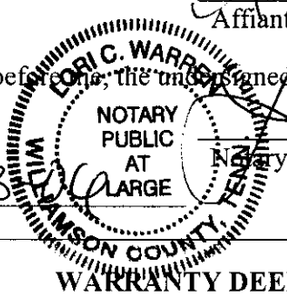
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Amanda Minor
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this May 26, 2006.



Notary Public

My Commission Expires: 6-3-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/31/06 08:48 2 pgs
Fees:13.00 Taxes:777.00
20060531-0063535

ADDRESS NEW OWNER(S) AS FOLLOWS:
** Byron James Phillips, and Wife, Kathryn Elizabeth Phillips
7041 Calderwood Dr.
Antoch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

181030A09800CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tanja M. Hunter, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Byron** James Phillips, and Wife, Kathryn Elizabeth Phillips, hereinafter referred to as 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 98, on the Plan of Section Four, INDIAN CREEK ESTATES, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randy C. Hunter and Tanja M. Hunter, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in instrument # 20030730-0107254 Register's office for Davidson County, Tennessee, dated 7/25/03. Furthermore conveyed to Tanja M. Hunter by Quitclaim Deed from Randy C. Hunter of record in Instrument # 20060222-0020793, Register's Office for Davidson County, Tennessee, dated 2/2/06.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 11700, Page 15, Register's Office of said County.

All matters as set out on the PUD Boundary Plat, Indian Creek Estates, of record in Plat Book 9700, page 391, Register's Office for Davidson County, Tennessee.

260500031

** Bryan

Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, and in Book 11708, page 575, and in Instrument # 20000727-0074152, Register's Office for Davidson County, Tennessee.

Charter for Indian Creek Homeowners Association, Inc. of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

By-Laws of Indian Creek Homeowner's Association of record in Book 11033, page 509, and First Amendment to By-Laws of record in Instrument # 20000727-0074153, register's Office for Davidson County, Tennessee.

Strom Water Detention Agreement of record in Book 10729, page 380, register's Office for Davidson County, Tennessee.

Basement for family cemetery for Richard J. Byrd and wife, and their descendents and immediate families of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Indian Creek Homeowner's Association, Inc. of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

Basement granted to United Telephone Company as of record in Instrument # 20000802-0076584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7041 Calderwood Dr., Antoch, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 May 26, 2006.

Tanja M. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, _____, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this May 26, 2006.

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

My Commission Expires:
11/8/08
260500031