This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/05/06 11:45 2 pgs
Fees:13.00 Taxes:573.13

20060605-0066000

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
William P. Riley & wife
3757 Waterford Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map # 151.01-0A-15.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, Dean C. Germain, hereinafter called the **Grantors**, do hereby convey unto William P. Riley and wife, Amy J. Riley hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of Chatham Point, of record in Plat Book 6900 Page 444 thru 447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dean C. Germain on June 27, 1197 by Warranty Deed of record in Book 10510 Page 35 said Register's Office.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 3757 Waterford Way, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of May, 2006.

Dean Germain

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Dean Germain known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of May 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Sworn and subscribed before me on 5/24/06.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN