Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 13:06 2 pgs
Fees:13.00 Taxes:601.25
20060608-0068206

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00**

Affiant

Subscribed and sworn to before me this 25th day of May, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patrick O'Briant	New Owner	007-11-0-001.00
1996 Tinnin Road		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Heatherstone Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick O'Briant and Kelley O'Briant, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the plan of Section 3, Grissard Manor, of record in Plat Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. (Section Three Grizzard Manor and Section Three, Grissard Manor are one in the same)

Being the same property conveyed to Heatherstone Properties, LLC, by Substitute Trustee's Deed from Hudnall, Cohn & Abrams of TN, LLC, as Substitute Trustee, on November 11, 2005, of record in Instrument Number 20051130-0143917, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,380.67 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 007-11-0-001.00.
- Subject to all matters as shown on the Plan of record in Book 4675, page 40, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4647, page 683; and Book 4689, page 381; and Book 4755, page 905; and Book 4872, page 893; and Book 4875, page 228; and Book 5327, page 668, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1996 Tinnin Road, Goodlettsville, TN 37072**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 25, 2006.

Heatherstone Properties, LLC

By Roy Huddleston

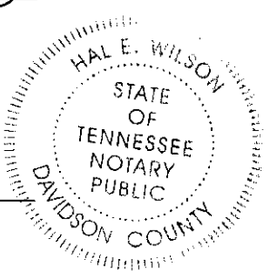
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of May, 2006, before me, appeared Roy Huddleston, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Heatherstone Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Roy Huddleston acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC



My Commission Expires:

9-22-07