RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/14/06 10:44 2 pgs
Fees:13.00 Taxes:464.35

20060614-0070731

WARRANTY DEED

OFFICIAL SEAL
Notary Public, North Carolina
MECKLENBURG COUNTY
HATTIE M. WATKINS
My Commission Expires 10-16-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2006.

Hattie M. Watkins
NOTARY PUBLIC

My commission expires: 10-16-2010

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELDRIDGE SPROLDEN 1041 Windsor Brook Place Antioch, Tennessee 37013	Same as new owner	MAP 151-10-A PARCEL 120

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND NO/100 ($125,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHRISTY LYLES, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ELDRIDGE SPROLDEN, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING LOT NUMBER 45, PHASE TWO, VILLAGES OF LONG HUNTER, PUD AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT NUMBER 20020515-0059732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Christy Lyles, unmarried by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20030512-0063462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20020515-0059732; to restrictive covenants of record in Instrumetn Number 20010531-0056382; to easements of record in Book 8197, Page 288, Book 9661, Page 919; Book 2338, Page 466; Instrument No. 20000906-0088272; Instrument No. 20000906-0088271; and Instrument No. 20001030-0107415; to all matters of record in Book 4446, Page 423; Book 4535, Page 351; Instrument No. 20010531-0056383; Instrument No. 20010531-0056381; and Instrument No. 20020718-0086411, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1041 Windsor Brook Place, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 27th day of April, 2006.

CHRISTY LYLES

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public, Christy Lyles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of April, 2006.

Hattie M. Watkins
Notary Public

My commission expires: 10/16/2010

After recording Return To

Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood , TN 37214

OFFICIAL SEAL
Notary Public, North Carolina
MECKLENBURG COUNTY
HATTIE M. WATKINS
My Commission Expires 10/16/2010