BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2006.

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

Davidson County DEEDWARR
Recvd: 07/07/06 12:57 2 pgs
Fees:13.00 Taxes:1109.63
20060707-0081804

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darrell J. Ozment, Jr.	Lit Trust	**126-15-0-A-330.00 CO**
1216 Beautiful Valley Court	6525 Quail Hollow	
Nashville, TN 37221	Memphis TN 38187	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Corey Thomas Duke and Hilary Hiland Duke, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darrell J. Ozment, Jr. and Denise L. Ozment, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot 33, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settller's Way, of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Corey Thomas Duke and Hilary Hiland Duke, husband and wife from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Warranty Deed dated June 13, 2005 and recorded June 15, 2005 in Instrument No. 20050615-0068372, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 6900, page 470 and Instrument No. 20040806-0094780; Easements of record in Book 8992, page 63; Book 9665, page 420; Instrument No. 200001120-0114598; 20021217-0155375; 20040406-0038745; 20040204-0013636; Restrictions of record in Book 7256, page 657; Instrument No. 20010806-0094780; Instrument No. 20000126-0008529; 20010717-0075902; 20010607-0060003; 20011003-0107279; 20011119-0126832; 20011119-0126831; Register's Office for Davidson County.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (__x__) unimproved (____) property known as 1216 Beautiful Valley Court, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF THE 5th day of July, 2006:

Corey Thomas Duke

Hilary Hiland Duke,

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Corey Thomas Duke and Hilary Hiland Duke,, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2006.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this 5th day of July, 2006.

Notary Public

My Commission Expires: _____

20061049R