WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elliot L. Freeman	Realty Mortgage Corporation	Map 183
3617 Applewood Lane	7000 Executive Center Dr., Ste. 200	Group 5-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 36 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Berney A. Hobbs, III and wife, Stacy S. Hobbs

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Elliot L. Freeman and wife, Lucy E. Freeman

hereinafter called the 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 No. 435, on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909, and amended in Book 9700, Pages 54 and 55, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Berney A. Hobbs, III, by deed from Claridge Builders Co., LLC, of record in Book 10735, Page 930, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 5047, Page 656; Book 5047, Page 661; Book 9840, Page 276; and Book 9840, Page 267, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 909, and amended in Book 9700, Pages 54 and 55, said Register's Office; (3) Right of Way to Metro Government of record in Book 8443, Page 75, said Register's Office; (4) Storm Water Detention Agreement of record in Book 9771, Page 560, said Register's Office.

The said Stacy S. Hobbs joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3617 Applewood Lane, Antioch, 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 we do covenant with the said GRANTEES that we are 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 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 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 10th day of July, 2006.

Berney A. Hobbs, III

Davidson County DEEDWARR
Recvd: 07/11/06 10:14 2 pgs
Fees:13.00 Taxes:665.63

20060711-0083271

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Berney A. Hobbs, III and wife, Stacy S. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2006.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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