WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Kimberly Brown
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 20TH DAY OF JULY, 2006.

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/24/06 09:46 3 pgs
Fees:18.00 Taxes:684.50
20060724-0088599

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Asby Thompson	**same**	**150.12-0A-29.00 C0**
2024 Leatherbury Court		
Antioch, TN 37013		

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,

Kevin R.Curtis and wife, Demetruis A. Curtis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Asby Thompson, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 7900, pages 978 and 979, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 10404, page 641, Book 9696, page 654, and Instrument No. 20060405-0039162, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **2024 Leatherbury Court 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 not 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 ever 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 20th day of July, 2006.

Kevin R. Curtis

Demetruis A. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin R. Curtis and Demetruis A. Curtis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE TENNESSEE

This 20th day of July, 2006.

Notary Public

My Commission Expires: RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Exhibit "A"

06-699

Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of Somerset, Phase IV, as Planned Unit Development, as shown on the plan of record in Plat Book 7900, pages 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin R. Curtis and wife, Demetruis A. Curtis, by Warranty Deed from Dwayne M. Gunter and wife, Leigh Ann Gunter, dated 04/29/03 and filed for record 05/01/03 in Instrument No. 20030501-0058362, Register's Office for Davidson County, Tennessee.