(1)

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 07/31/06 10:50 2 pgs Fees:13.00 Taxes:887.63 20060731-0092128

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008383

MAP - PARCEL NO: 171-3B-162.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
owner	133 Carriage Ct Brentwood TN 37027	CEFCU

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SANDRA KAY THOMPSON, unmarried,** have bargained and sold and by these presents do transfer and convey unto **TRACIE KIM**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 22, as shown on the map entitled Townhomes of Fredericksburg, Phase Two, Section Five, of record in Plat Book 9700, page 578, 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 propety conveyed to Sandra Kay Thompson, unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11589, page 682, dated July 16, 1999, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2006 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 9700, page 578, and as Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643, Book 7993, page 269, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 7798, page 843 and Book 10774, page 945, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10126, page 435, as amended in Book 10224, page 683,, and as Instrument No. 20000718-0070558, as re-recorded as Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.

6. Storm Water Agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.

7. Easement to State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

8. Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 28th day of July, 2006.

Sandra Kay Thompson
SANDRA KAY THOMPSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA KAY THOMPSON**, the bargainor(s), 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, at office, on this 28th day of July, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$239,900.00**.

Affiant

SWORN TO and subscribed before me on this 28 day of July, 2006.

My Commission Expires:

Notary Public

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
COMM. EXPIRES: 3-14-2009