WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Celina Michelle Biles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2006

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(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:
Celina Michelle Biles	New Owner	Map 075
828 Netherlands Drive		Group 15-0
Hermitage, TN 37076		Parcel 040.00

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

Marlies Craig, married

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

Celina Michelle Biles, unmarried

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. 26-B, on the Plan of Zone Lot Division, Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Plat Book 6900, Page 184, amending Plat Book 6250, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Marlies Craig by Quitclaim Deed from Marlies Jones of record in Instrument 20020411-0045086, Register's Office for said County, dated April 5, 2002. See also deed of record in Book 10916, Page 771, said Register's Office.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 6900, page 184, and Plat Book 6250, page 754, said Register's Office.

This property is not a marital residence and, as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 828 Netherlands Drive, Hermitage, TN 37076

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 31st day of July, 2006.

Marlies Craig

Davidson County DEEDWARR
Recvd: 08/01/06 09:47 2 pgs
Fees:13.00 Taxes:295.63

20060801-0093089

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 Marlies Craig, 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 official seal at this 31st day of July, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.