STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of August, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 11:01 2 pgs
Fees:13.00 Taxes:1165.50
20060810-0098625

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
FADHLE HAUTER

5616 Montelle Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-14-D-11

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENT J. SELLERS, UNMARRED hereinafter referred to as Grantors, hereby transfers and conveys to FADHLE HAUTER, MARRIED hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Ashley Park, a Planned Unit Development, as of record in Book 9700, page 823, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brent J. Sellers by Quitclaim Deed from Brent Sellers Builders, Inc. of record in Instrument No. 20011030-0118164, Register's Office for, Tennessee Davidson County, dated October 22, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Deed Book 11154, page 822, Register's Office of said County.

Subject to all matters as set forth per Plat Book 9700, Page 823, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5616 Montelle Lane, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 4th day of August, 2006.

Brent J. Sellers

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brent J. Sellers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2006.

Tamra J. Tucker
Notary Public

My Commission Expires: 6/19/2009

" NOTARY SEAL "
Tamra J. Tucker , Notary Public
Greene County, State of Missouri
My Commission Expires 6/19/2009
Commission Number 05480742