PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/15/06 14:52 2 pgs
Fees:13.00 Taxes:645.28
20060815-0100495

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of April, 2006 by and between **Leslie A. Connor**, hereinafter referred to as GRANTOR, and **Floyd C. Luttrell, III, unmarried and Kristen D. Hawkins, unmarried** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This Conveyance is Subject to the Following:

1) All matters appearing on the plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for said County.

2) Restrictions of record in Instrument No. 20020116-0006750, Register's Office for said County.

3) Easement for Public Utility & Drainage of record in Instrument No. 20030623-0086188, Register's Office for said County

4) Easement for Storm Water Detention Agreement of record in Instrument Nos. 20010306-0021333 and 20030226-0025749, Register's Office for said County.

5) Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for said County.

6) Easement for United Telephone Company of record in Instrument No. 20020123-0009339, Register's Office for said County.

7) Easement for Egress and Ingress for Cemetery of record in Instrument No. 20011023-0115382, Register's Office for said County.

8) HOA Charter of record in Instrument No. 20020123-0009417, Register's Office for said County.

Being the same property conveyed to Leslie A. Connor, unmarried by Warranty Deed from Thomas McFadin and wife, Terra McFadin, dated July 16, 2004 and recorded July 28, 2004 of record in Instrument 20040728-0089898, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7113 Legacy Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth

herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Leslie A. Connor

Leslie A. Connor

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Leslie A. Connor, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of April, 2006.

Notary Public

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

MY COMMISSION EXPIRE

My Commission Expires: SEPTEMBER 22 2000

Name and Address of Property Owner:
Floyd Luttrell, III and Kristen D. Hawkins
7113 Legacy Drive, Antioch, TN 37013

Send Tax Statements to:
1st Trust Bank for Savings
6525 Quail Hollow, Ste 300
Memphis, TN 38187-0257

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Map & Parcel 182.06-OA-071.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $174,400.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of April, 2006.

Notary Public

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

File #26-1-215