Davidson County DEEDWARR
Recvd: 08/16/06 10:29 2 pgs
Fees:13.00 Taxes:525.40
20060816-0100834

THIS INSTRUMENT PREPARED BY:
Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $142,000.00

AFFIANT

Subscribed and sworn to before me, this 10th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 1-22-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owners as Follows:
Christopher L. Woodward

1345 Bell Road, Unit 23D
Antioch, TN 37013

Send Tax Bills To:
Quicken Loans, Inc.

20555 Victor Parkway
Livonia, MI 48152

Map-Parcel Number:
162-12-B-34.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hugh W. Entrekin, Trustee**, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto Christopher L. Woodward, ("Grantee") his heirs and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee being known as:

Building 23, Unit 23-D on the Plan of Villas at Belle Parke, Phase 1, a horizontal property regime of record in Instrument No.2020913-0111601 and Master Deed of record in Instrument No.20020911-0110959, 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 Hugh W. Entrekin, Trustee, by Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated December 31, 2002 and filed of record in Instrument No. 20030108-0003180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. Subject to all matters on Master Deed of record in Instrument No.20020911-0110959 and as amended of record in Instrument No. 20021025-0130922 , Register's Office for Davidson County, Tennessee.
2. Subject to By-laws of record in Instrument No. 20020911-0110959 and as amended of record in Instrument No. 20021025-0130922, Register's Office for Davidson County, Tennessee.
3. Subject to Charter for the Homeowner's Association of record in Instrument No.20020911-0110958, Register's Office for Davidson County, Tennessee.
4. Subject to all matters on plan of record in Instrument No. 20020913-0111601, Register's Office for Davidson County, Tennessee.
5. Subject to a Landscape Buffer Easement of record in Instrument No.20011217-0138710, Register's Office for said County.
6. Subject to Drainage Easement of record in Instrument No.20020322-0035169, Register's Office for said County.
7. Subject to Drainage Facility Easement of record in Book 7838, Page 934, Registers Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2006 and thereafter, a lien, but not yet due and payable.

This is improved property, known as: 1345 Bell Road, Unit #23 D, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Christopher L. Woodward, his heirs and assigns, forever.

AND Hugh W. Entrekin, Trustee, does covenant with the said Christopher L. Woodward, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND Hugh W. Entrekin, Trustee does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Christopher L. Woodward, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 10th day of August, 2006.

BY: Hugh W. Entrekin Trustee

Hugh W. Entrekin, Trustee, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Hugh W. Entrekin, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Trustee and the within named bargainor, and that he as such Trustee and being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as such Trustee.

Witness my hand, at Nashville, Tennessee, this 10th day of August, 2006

Linda J. Cutt

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

MY COMMISSION EXPIRES:

1-20-10