Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/21/06 11:25 1 pgs
Fees:13.00 Taxes:600.33

20060821-0102827

WARRANTY DEED

Preparer's File #-06G0406

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,250.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Neal Alvey	Realty Mortgage Corp.	135-14-A-231 CO
1520 Mount Mitchell Court	7000 Executive Center Drive, suite 200	
Antioch, Tennessee 37013	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM THOMAS HILLIS AND WIFE, KERRI HILLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NEAL ALVEY AND WIFE, TARA ALVEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 231 on the Plan of Pinnacle Point, Phase V, as of record in Plat Book 8250, page 842 and amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to William Thomas Hillis by Warranty Deed from David L. Mayo and Christi P. Mayo, husband and wife, of record in Instrument No. 200404190044136, dated 3/20/2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1520 Mount Mitchell Court, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **18th** day of **August**, **2006**:

William Thomas Hillis

Kerri Hillis

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 WILLIAM THOMAS HILLIS AND KERRI HILLIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of August, 2006.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.