WARRANTY DEED

ET-06-0494

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Scott Barrett	United Capital Mortgage, Inc.	
8735 Central Pike (ADDRESS)	(NAME) 2035 Lakeside Centre Way Ste.140 (ADDRESS)	075-12-0A-003.00 CO
Mount Juliet, TN 37122 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELISSA P. HAYES* F/K/A MELISSA P. MILLERN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SCOTT BARRETT* 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:

*married

*married

Land in Davidson County, Tennessee, being Lot 3, PLAN OF REVISION OF LOTS 1, 2, 3 & 4, REVISED CEDAR CREEK, PHASE 1 Planned Unit Development, as shown on plat of record in Plat Book 6050, Page 467, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Joseph M. Millern to Melissa P. Millern as recorded on the 20th day of May, 1997 in Book 10460, Page 262 and Warranty Deed from Larry Powell, unmarried to Joseph M. Millern and wife, Melissa P. Millern as recorded on the 3rd day of October, 1991 in Book 8457, Page 258, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7768, Page 238 amended in Book 7945, Page 901.

Charter of Cedar Creek Homeowners Association recorded in Book 8414, Page 69.

Matters appearing on the plat recorded in Plat Book 6050, Page(s) 467, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

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

James E. Hayes, spouse of Melissa P. Millern Hayes, joins in this conveyance for the purpose of relinquishing any rights he may have in and to said property.

unimproved ( )

This is improved (X) property, known as 108 Scotts Creek Circle, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 09/25/06 10:06 2 pgs
Fees:13.00 Taxes:555.00

20060925-0118258

Witness my/our hand(s) this 15th day of September, 2006.

Melissa P. Hayes

James E. Hayes

STATE OF Tennessee

COUNTY OF Davidson

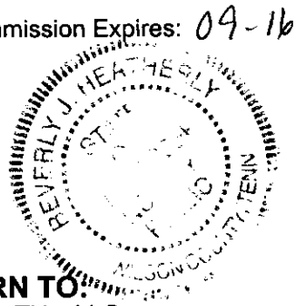
On this the 15th day of September, 2006, before me personally appeared Melissa P. Hayes and husband James E. Hayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of September, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)



RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520