FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric W. Mullins	Coldwell Banker Mortgage	Map 150
3508 Dove Creek Rd.	3000 Leadenhall Road	Group 8
Antioch, TN 37013	Mount Laurel, NJ 08054	Parcel 106

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Linda C. Hoover and husband, James T. Hoover

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Eric W. Mullins , married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 397, on the Plan of Somerset, Phase 1, of record in Plat Book 6900, Page 690 and 691, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Linda C. Hoover and husband, James T. Hoover by deed from Phillips Builders, Inc., of record in Book 8685, Page 820, dated July 24, 1992, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7619, Page 647; Book 7657, Page 583; Book 7657, Page 923; Book 8708, Page 630; Book 7402, Page 980; Book 7404, Page 295; Book 8201, Page 770; Book 8663, Page 384; Book 7619, page 679; Book 9509, Page 363; and Book 9647, Page 472, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 690 and 691; and (3) Easement of record in Book 5263, page 793, 796, 799, 802, 805, 808, 811, and 814; Book 6436, page 966; and Book 7086, Page 382, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3508 Dove Creek Rd., Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 28th day of September, 2006.

Linda C. Hoover

Linda C. Hoover

James T. Hoover

James T. Hoover

Davidson County DEEDWARR
Recvd: 10/02/06 10:53 2 pgs
Fees:13.00 Taxes:616.05

20061002-0121366

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda C. Hoover and James T. Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.