WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/4/06

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Return to:
Grissim Title + Escrow LLC
2309 Crestmoor Rd.
Ste 300
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Transfer Services	National Transfer Services	Map 181-03-0-A-090.00
(NAME) 1980 Post Oak Blvd Ste 610	(NAME) SAME	
(ADDRESS) Houston TX 77056	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 4th day of August, 20 06 by and between BRENT ALAN BYERS AND WIFE, LAURIE D. BYERS , party of the first part, and National Transfer Services, LLC, a Texas Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERE OF.

Being the same property conveyed to BRENT ALAN BYERS AND WIFE, LAURIE D. BYERS by deed from * , dated 3/30/2004 and filed of record in Record Book **, page ____, Register's Office for DAVIDSON County, Tennessee.

*John Starling, II and wife, Cheryl T. Starling
**Instrument No. 20040407-0039532

Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Witnesses:

BRENT ALAN BYERS

LAURIE D. BYERS

Davidson County DEEDWARR
Recvd: 10/04/06 14:15 3 pgs
Fees:18.00 Taxes:826.95

20061004-0123269

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared BRENT ALAN BYERS, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 2006

Commission expires: July 25, 2009

JESSICA L. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jessica L. Edwards
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared LAURIE D. BYERS, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 2006

Commission expires: July 25, 2009

JESSICA L. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jessica L. Edwards
Notary Public

File No.: 260501365

EXHIBIT A

BEING Lot No. 90, Section Two, Indian Creek Estates, as shown by plat of record in Plat Book 9700, Page 558 & 559, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

EXHIBIT B

Restrictive Covenants of record in Deed Book 10752, Page 553; 11491/587; 11708/575; 200305090062505 and 200501180006063 , Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement as shown of record in Deed Book 6549, Page 403, Register's Office for said County.

By-Laws as shown of record in Deed Book 11033, Page 509, Register's Office for said County.

Storm Water Det. Agr.Easement as shown of record in Deed Book 10729, Page 380, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11031, Page 79, Register's Office for said County.

Deed to HOA as shown of record in Deed Book 11033, Page 519, Register's Office for said County.

PUD Boundary Plat as shown of record in Deed Book 9700, Page 391, Register's Office for said County.