Davidson County DEEDWARR
Recvd: 10/09/06 13:00 2 pgs
Fees:13.00 Taxes:917.60

20061009-0125206

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me,
this 28th day of September 2006.

Notary Public

My Commission Expires: Nov. 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Bryan Wilburn 7240 Explorer Trail Nashville, TN 37221	First Horizon Home Loan dba First Tennessee Home Loan 1555 W. Walnut Hill Ln. #200 / MC 6712 Irving, TX 37129	126-15-OA 278.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Philip J. Davis and wife, Kimberly A. Davis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bryan Wilburn and wife, Emily Wilburn**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Seven, Boone Trace at Biltmore, as of record in Instrument No.20011003-0107279, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Philip J. Davis and wife, Kimberly A. Davis by Deed from Alphonse H. Davis of record in Instrument No.20020321-0034977, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat of record in Instrument No.20011003-0107279, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in Instrument of record in Instrument No.20010717-0075902, Register's Office for Davidson County, Tennessee.

4. Subject to the Charter for The Homeowner's Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

5. Subject to Stormwater Detention Agreement of record in Instrument No.20001120-0114598, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7240 Explorer Trail Nashville, TN 37221.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of September, 2006.

By: _____
Philip J. Davis

By: _____
Kimberly A. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Anne D. Welton, a Notary Public in and for said County and State, the within named Philip J. Davis and wife, Kimberly A. Davis, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY