Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $186,800.00

Affiant

Subscribed and sworn to before me, this 22 **day of September, 2006.**

Notary Public
My commission expires: 2/22/2010

02-0608-45072

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jennifer Grovatt	ABN Amro Mortgage Group	173-16-0-A-093
3436 Chandler Cove Way	1201 East Lincoln	
Antioch TN 37013	Madison Heights, MI 48071-4171	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Earl Wright, II, and Leslie L. Wright, husband & wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer* Grovatt, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*R.

Land in Davidson County, Tennessee, being Lot No. 207, on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section1, of record in Instrument No. 20030213-0020016, as corrected in Instrument No. 20030331-0042208,* Register's Office for said County, to which plan reference is hereby made for a more complete description.

*and Instrument No. 20031120016964l

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, DBA Phillips Builders, a Tennessee Corporation by deeds recorded 5-10-02, of record in Instrument No. 20020510-0058108; Instrument No. 20020510-0058109; Instrument No. 20020510-0058110; and Instrument No. 20020510-0058112, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Earl Wright, II, a married man and Leslie L. Wright, husband & wife by deed from Beazer Homes Corp., a Tennessee Corporation, dated 6-30-05, recorded 7-8-05, of record in Instrument No. 20050708-0079126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3436 Chandler Cove Way, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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: 10/13/06 10:07 2 pgs
Fees:13.00 Taxes:691.16
20061013-0127308

WITNESS my hand this 22 day of September, 2006.

Earl Wright, II

Leslie L. Wright

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Earl Wright, II and Leslie L. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Baytown, Texas, this 22 day of September, 2006.

Notary Public

My Commission expires 11-30-08

JEANNE M. GARCIA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 11-30-08

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
12194