State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 10/19/06 14:14 2 pgs
Fees:13.00 Taxes:873.20
20061019-0130044

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Keith H. Christian 1137 Streamdale Pointe East Antioch, TN 37013	New Owners	173-8-O-A-38-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason Q. Dunnavant and Sharlee Martin, known as Sharlee Martin Dunnavant, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keith H. Christian, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 57 on the Plan of Deer Valley, Section 1, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jason Q. Dunnavant and Sharlee Martin, husband and wife by Warranty Deed from James L. Rathburn and Renee Rathburn, dated February 25, 2005, recorded March 1, 2005, of record in Instrument Number 20050301-0022532, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Instrument Number 20021212-0153692, Register's Office for Davidson County, Tennessee.

QCD for common areas conveyed to Homeowners Association of record in Instrument Number 20040224-0020945, Register's Office for Davidson County, Tennessee.

Easement for Well set forth in the instrument recorded in Book 222, Page 565, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20010503-0045314 and Instrument Number 20020627-0077608, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Instrument Number 20001205-0119205 and Instrument Number 20001205-00119206.

Restrictive Covenants of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1137 Streamdale Pointe East, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my our hand(s) this the 13th day of October, 2006.

Jason Q. Dunnavant, by G. Brian Maislin, His Atty-in-Fact
*HIS ATTORNEY IN FACT

Sharlee Martin Dunnavant, by G. Brian Maislin, Her Atty-in-fact
*HER ATTORNEY IN FACT

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 **G. Brian Maislin in his capacity as Attorney in Fact for Jason Q. Dunnavant and Sharlee Martin, now know as Shalree Martin Dunnavant**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of October, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075