JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-AH-06-0830

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,040.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Noes	Realty Mortgage Corporation	
866 Beth Drive (ADDRESS)	720 South Church Street, Suite B (ADDRESS)	84-5-84.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN EATON DBA VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW T. NOES AND JENNIFER L. NOES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the First Amendment of Cumberland Meadows, Section Two, of record in Instrument No. 20050525-0059134, Register's Office for Davidson Connty, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

(a) Being the same property conveyed to B. I. G. DEVELOPMENT, INC., A TENNESSEE CORPORATION D/B/A VINTAGE BUILDERS by deed (DEEDWARR) from EMOGENE KNOWLES HARDY AND VIRGINIA MILLER of record in Deed Instrument 200311130165907 on 11/04/2003 and filed for record on 11/13/2003 , Register's Office for said County.
(b) Being the same property conveyed to B. I. G. DEVELOPMENT, INC. by deed (DEEDWARR) from JAMES H. WITT of record in Deed Instrument 200403240033032 on 03/18/2004 and filed for record on 03/24/2004 , Register's Office for said County.
(c) Being part of the same property conveyed to B. I. G. DEVELOPMENT, INC. by deed (DEEDQC) from DAN EATON D/B/A VINTAGE BUILDERS of record in Deed Instrument 200510250128956 on 10/12/2005 and filed for record on 10/25/2005 , Register's Office for said County.
(d) Being part of the same property conveyed to DANNY T. EATON, D/B/A VINTAGE BUILDERS by deed (DEEDQC) from B. I. G. DEVELOPMENT, INC., A TENNESSEE CORPROATION of record in Deed Instrument 200605250061435 on 05/23/2006 and filed for record on 05/25/2006 , Register's Office for said County.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20050525-0059134; Inst. No. 20051230-0156873; Book 4007, Page 49; Book 4008, Page 192; Book 3430, Page 142; Inst. No. 20040824-0102318; Inst. No. 20010214-0014199; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 866 BETH DRIVE, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 11/13/06 12:45 2 pgs
Fees:13.00 Taxes:717.95

20061113-0140294

Witness ~~my~~/our hand(s) this 30th day of October, 2006.

Dan Eaton DBA Vintage Builders

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of October, 2006, before me personally appeared Dan Eaton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Vintage Builders, the within named bargainor, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of October, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22 2008

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Eaton, the within named bargainor, 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 the 30th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903