RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26002-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $134,000.00. Affiant Subscribed and sworn to before me this 21st day of November, 2006. Notary Public 11-22-08 My Commission Expires:

WARRANTY DEED

Address New Owner: Andrea Knight 2701 Airwood Drive Nashville, TN 27214	**Send Tax Bills To:** American Home Mortgage 520 Broadhollow Road Melville, NY 11747	**Tax Information:** Map No.095.12-0A Parcel No. 213.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Millspaugh and wife, Karen J. Millspaugh**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrea Knight, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2701 Airwood Drive, Nashville, TN 27214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of November, 2006.

Michael J. Millspaugh

Karen J. Millspaugh

Davidson County DEEDWARR
Recvd: 11/22/06 09:54 2 pgs
Fees:13.00 Taxes:495.80
20061122-0144974

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael J. Millspaugh and Karen J. Millspaugh**, 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, at office, this 21st day of November, 2006.

Notary Public

My Commission Expires:

GERALD B. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Phase Two - Lakeland - Section Two, as of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Millsapugh and wife, Karen J. Millspaugh by Deed dated April 12, 1995 from Gil Smith, d/b/a Precision Homes of record in Book 9649, page 470, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Lakeland, Section II, Phase II, of record in Book 7826, page 562, amended in Book 8079, page 800, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Lakeland, Section II, Phase II, Homeowners Association, Inc. of record in Book 8068, page 686, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Lakeland, Section II, Phase II, Homeowners Association, Inc. of record in Book 7820, page 601, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4286, page 864, Book 4754, page 522, and in Book 4925, page 65, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 103, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 102, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 2017, page 592 and in Book 2145, page 20, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1163, page 663 and in Book 1291, page 214, Register's Office for Davidson County, Tennessee.
10. Easement for telephone poles or lines of record in Book 981, page 473, Register's Office for Davidson County, Tennessee.
11. Easement set out on deed of record in Book 8189, page 757, Register's Office for Davidson County, Tennessee.