BOX 10-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45039

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 12/01/06 13:13 2 pgs
Fees:13.00 Taxes:542.05
20061201-0148570

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$146,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30th DAY OF NOVEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KAYCIE M. SEWELL **5805 Murphywood Crossing** **Antioch, TN 37013**	Franklin American Mtg 501 Corporate Centre Suite 400 Franklin, TN 37067	**164-13-67** **2DX 9858**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, TRENT DOUGLAS WITHROW and wife, KANDACE LYNN WITHROW**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYCIE M. SEWELL, Unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 235 on the Plan of First Revision, Asheford Crossing, Section Two of record in Plat Book 9700, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trent Douglas Withrow, unmarried, by deed from Bart Witsman, unmarried, of record in Instrument Number 20020510-0057946, Register's Office for Davidson County, Tennessee. The said Trent Douglas Withrow having since married and his wife, Kandace Lynn Withrow joins in the execution of said deed for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, amended in Book 9980, page 482, book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97 and Book 11455, page 769; By-Laws of record in Book 9651, page 925; Charter for Homeowner's Association in Book 9651, page 895; Power line easements in Book 1224, page 257; and, any and all matters as shown on the plan of record in Plat Book 9700, page 171; all of record in the said Register's Office.

This is improved property known as 5805 Murphywood Crossing, Antioch, Tennessee 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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

WITNESS our hands this 30th day of November, 2006.

TRENT DOUGLAS WITHROW

KANDACE LYNN WITHROW

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 TRENT DOUGLAS WITHROW and wife, KANDACE LYNN WITHROW, the bargainors, with whom I am personally acquainted, (or provided 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, this the 30th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.