Davidson County DEEDWARR
Recvd: 12/07/06 09:30 2 pgs
Fees:13.00 Taxes:1518.85

20061207-0151245

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $410,500.00

Affiant

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of November, 2006.

Notary Public
My commission expires: 9/20/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Linn H. McCain 5157 Fredericksburg Way East Brentwood, TN 37027	New Owner	171-03-0A-11100CO

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, Mark A. Ferguson and wife, Jennifer K. Ferguson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linn H. McCain and spouse, Catherine Dale McCain, 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:

LAND in Davidson County, Tennessee, being Lot No. 285 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 7900, Page 961, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Mark A. Ferguson and wife, Jennifer K. Ferguson by deed from Jack Huddleston Sells and wife, Michele Sells, dated 9/12/02 of record in Instrument No. 200209170113519, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including : All matters appearing on plat of record in Book 7900, Page 509, as amended in Book 7900, Page 961, said Register's Office. Restrictions in Book 8920, Page 45; Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843, said Register's Office. HOA Charter in Book 8920, Page 40, said Register's Office. Amenities area in Book 7900, Page 807; Book 9443, Page 538, said Register's Office. Deeds of conveyance in Book 9698, Pages 81 and 124, said Register's Office.

This property is improved property known as 5157 Fredericksburg Way East, Brentwood, TN 37027.

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.

WITNESS my hand this 29th day of November, 2006.

Mark A. Ferguson by Jennifer K. Ferguson, Attorney in Fact

Jennifer K. Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 29th day of November, 2006.

Notary Public

My Commission expires 9/8/09

MARK BLAYNEY LEEDOM · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer K. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mark A. Ferguson, and that she is authorized by Mark A. Ferguson, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 29th day of November, 2006.

Notary Public

My commission expires: 9/8/09

MARK BLAYNEY LEEDOM · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY, TENN.