PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 12/07/06 13:20 2 pgs
Fees:13.00 Taxes:1180.30

20061207-0151593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $319,000.00 .

Affiant

Subscribed and sworn to before me this December 1, 2006

E. Mannix

Notary Public
My Commission Expires 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

06-0740

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael L. Conklin	NEW OWNER	172-13-0A
416 Waterton Court		111.00CO
Brentwood, TN 37027		

WARRANTY DEED

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 **Scott R. Slater and wife, Karen A. Slater**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael L. Conklin, a married man,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 71 on the plan of Section Two Williams Grove, as of record in Plat Book 9700, page 902-906, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott R. Slater and wife, Karen A. Slater by deed from Pulte Homes Tennessee Limited Partnership, dated 3/15/01, of record in Instrument 20010321-0027548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **416 Waterton Court, 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 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 .

Scott R. Slater by Donnel Milan attorney in fact
Scott R. Slater
By: Donnel Milan, Atty in Fact

Karen A. Slater by Donnel Milan attorney in fact
Karen A. Slater
By: Donnel Milan, Atty 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 , the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this .

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of December, 2006, before me personally appeared Donnel Milan, known to me to be the person who executed the foregoing on behalf of Scott R. Slater and Karen A. Slater as their Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of the said Scott R. Slater and Karen A. Slater. Witness my hand and official seal.

Larry N Westbrook
Notary Public

My Commission Expires: 04/22/2009

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN