This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/19/06 10:36 2 pg:
Fees:13.00 Taxes:741.85

20061219-0156130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2006

Notary Public

My Commission Expires: 1/4/09

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Craig J. & Ellen Carlson 417 Windsor Court Nashville, TN 37211	Branch Banking & Trust Co. P.O. Box 7933 Springfield, OH 45501-7933	161 10 B 550CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tonya Denise McCullough and husband, Brian Thomas McCullough,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Craig J. Carlson and wife, Ellen Carlson,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 246 on the 2nd Revision of Phase Six, Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for said County, to which plan reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Tonya Denise McCullough and husband, Brian Thomas McCullough by Deed from Wallace J. Hutcherson and Tonya Denise McCullough (formerly Tonya Denise Hutcherson) of record in Book 11169, Page 303, Register's Office for Davidson County, Tennessee.**

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood contained in instrument of record in Book 6143, page 11, made applicable to Phase Six in Book 7207, Page 251, said Register's Office.
3. Charter of record in Book 6158, Page 352, said Register's Office.
4. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 417 Windsor Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 15th day of December, 2006.

Tonya Denise McCullough

Brian Thomas McCullough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Tonya Denise McCullough and Brian Thomas McCullough**, the within named bargainors, 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 Brentwood, TN, this 15th day of December, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY