PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/27/06 08:55 3 pgs
Fees:18.00 Taxes:388.50
20061227-0158778

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of December, 2006, by and between TODD DANIEL, UNMARRIED, and TODD MINGLE, MARRIED, hereinafter called Grantors, and CHRISTOPHER A. FUTRELL and FELICA M. FUTRELL, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TODD DANIEL, UNMARRIED, and TODD MINGLE, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto CHRISTOPHER A. FUTRELL and FELICA M. FUTRELL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 707 HERITAGE SQUARE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Dina Mingle, wife of Todd Mingle, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantor on this the day and year first above written.

SELLER:

TODD DANIEL
Signature of Seller

Todd Mingle
TODD MINGLE
Signature of Seller

Dina Mingle
DINA MINGLE
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Todd Mingle, joined herein by his wife, Dina Mingle, 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 Madison, Tennessee, this 21st day of December, 2006.

Notary Public

My Commission Expires: 5-24-08

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Todd Daniel, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 21st day of December, 2006.

Notary Public

My Commission Expires: 5-24-08

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:
Christopher Futrell
707 Heritage Square Drive
Madison, TN 37115

Person Responsible for Taxes:
SAME

Property Address: 707 Heritage Square Drive, Madison, TN 37115

Map & Parcel #: MAP 42-7A, Parcel 4CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $105,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Felica Futrell
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 21st day of December, 2006.

NOTARY PUBLIC

My commission expires: 5-24-08

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 4 Second Revision, Phase 1, Heritage Square, a Planned Unit Development of record in Plat Book 5200, Page 282, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Todd Daniel and Todd Mingle, by Quitclaim Deed from Todd Daniel, of record in Instrument Number 20050407-0038286, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 42-7A, PARCEL 4CO).
2. All matters as set forth on the Plan of record in Plat Book 5200, Page 282, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 5490, Page 713, and Book 5588, Page 807, Register's Office for DAVIDSON County, Tennessee.