Prepared by:
Amy Cross Nance
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111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Debbie Turner
Affiant

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

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDWARR
Recvd: 12/29/06 15:05 2 pgs
Fees:13.00 Taxes:566.10
20061229-0161003

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Debbie Dawn Turner	American Home Mortgage	086-140-0400CO
3004 Lake Drive	538 Broadhollow Road	
Hermitage TN 37076	Melville, NY 11747	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Chris Hare and wife Lisa Ann Hare hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Debbie Dawn Turner and husband Michael Turner hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Revision Final Plat Lots 1-4 Fleetwood Subdivision of record in Book 7900 Page 318 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Ann Hare and husband Chris Hare by deed from Harry Nguyen (aka Quy Nguyen) of record in Instrument No. 20060607-0067633 and re-recorded in Book 20060113-0005380 Register's Office for Davidson County, Tennessee and dated December 15, 2005.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170 page 987 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Fleetwood Homeowner's Association of record in Book 7114 Page 370 4) All matters appearing on plan of Revision Plat of Lots 1-4 Fleetwood Subdivision of record in Book 7900 Page 318, Register's Office for Davidson County, Tennessee

This property is improved property known as 3004 Lake Drive, Hermitage, Tennessee 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29 day of December, 2006.

Chris Hare By Linda Nobeletti Atty In Fact
Chris Hare

Lisa Hare By Linda Nobeletti Atty In Fact
Lisa Ann Hare

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of Decemberr, 2006, before me personally appeared Linda Nobeletti to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa Ann Ware and Chris Ware acknowledged that such person executed the same as the free act and deed of Lisa Ann Ware and Chris Ware.

20061229-0161002

Notary Public

My Commission expires 4/2/10

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

FILE NO: 05423