THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Brandon J. Tidwell
174 Antler Ridge Circle
Nashville, TN 37214
SEND TAX BILLS TO:
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 02/02/07 14:39 2 pgs
Fees:13.00 Taxes:499.50
20070202-0014214

WARRANTY DEED

(Map 122-1-A, Parcel 423.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JEREMY A. LYTTLE and wife, COURTNEY N. LYTTLE (f/k/a Courtney N. Beavers)**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **BRANDON J. TIDWELL and wife, KRISTEN N. TIDWELL**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 12 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration", to which reference is hereby made.

BEING the same property conveyed to Courtney N. Beavers, unmarried, and Jeremy A. Lyttle, unmarried, as joint tenants with rights of survivorship, by deed dated October 27, 2003, of record in Instrument 20031104-0161199, in the Register's Office for Davidson County, Tennessee. The parties have since married and Courtney N. Beavers is now Courtney N. Lyttle.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants of record in Instrument No. 20000607-0056981, amended in Instrument No. 20001011-0101044, Instrument No. 20020725-0089575, and Instrument No. 20020904-0107261; street easement and right-of-way to Metro Government of record in Book 8332, page 982; landscaping agreement with Metro Government of record in Instrument No. 20000612-0058346; sanitary sewer/storm drainage easement of record in Instrument No. 20000419-0039023; Homeowners Association Charter of record in Instrument No. 200001011-0101044, Instrument No. 20001013-0102000, and Instrument No. 20020222-0022863, all in the Register's Office for Davidson County, Tennessee; and to all zoning regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 174 Antler Ridge Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 30th day of January, 2007.

JEREMY A. LYTTLE

COURTNEY N. LYTTLE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy A. Lyttle and Courtney N. Lyttle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2007.

Notary Public

My Commission Expires:_____

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of January, 2007.

Notary Public

My commission expires:

File No. 20070013

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010