Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007010115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 02/09/07 15:39 2 pg
Fees:13.00 Taxes:606.43
20070209-0017420

The actual consideration or value, whichever is greater, is $163,900.00.

Sworn to and subscribed before me this 2nd day of February, 2007.

Karen B. Kohler
Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:

Charles D. Tenpenny
3116 Hidden Creek Drive
Antioch, TN 37013

Send Tax Bills to:

TAYLOR BEAN & WHITAKER
POBOX 2026
FLINT MI 48501

Map-Parcel Number:

173-16-A 12.00

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Debbie Hansen and husband, Ray Hansen**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles D. Tenpenny and wife, Barbara J. Tenpenny**, 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. 20 on the Plan of HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, a Planned Unit Development, Plat as shown in Instrument No. 20030213-0020016 and corrected at Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Description is the same as the previous deed of record.

Being the same property conveyed to Debbie Hansen and husband, Ray Hansen by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, recorded on the 29th day of September, 2003 in Instrument No. 20030929-0143122, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **3116 Hidden Creek Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of February, 2007

Debbie Hansen

Ray Hansen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Debbie Hansen and Ray Hansen, 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 office, this 2nd day of February, 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009