BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This Instrument Prepared by Eleanore F. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

CORP-01149

WARRANTY DEED

THIS INDENTURE, made this 9th day of February, A.D., 20 07, between **David A. Parker and Melinda H. Parker, husband and wife,** of the City of Nashville, State of Tennessee, First Parties, and ~~and~~ Brent A. Richardson and wife, Marlene M. Richardson, of the City of Nashville, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and no/100 ----------**DOLLARS** ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT – "A"

BEING the same premises which Classic Homes BOS, LP, by Deed dated 12/24/2004 and recorded 01/06/2005 in DAVIDSON County, Tennessee in Instrument No. 20050106-0002090, granted and conveyed unto David A. Parker and Melinda H. Parker, his wife, in fee.

Map/Parcel 180 040A 127.00

Davidson County DEEDWARR
Recvd: 02/13/07 08:34 3 pg
Fees:18.00 Taxes:1128.50
20070213-0018133

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See Exhibit B

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)

_____(L.S.)
David A. Parker

_____(L.S.)
Melinda H. Parker

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David A. Parker and Melinda H. Parker, husband and wife,** the within named bargainor, 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 and official seal at office, in Harris County, this 3rd day of December 2006

_____
Notary Public

ADELFA ALVA PERALTA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-30-08

My Commission expires _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $305,000.00

_____
Affiant

Subscribed and sworn to before me this 9th day of February, 2007.

_____
Notary Public 11-14-09

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER David and Melinda Parker
ADDRESS 965 Century Oak Drive
Nashville, TN 37215

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
David and Melinda Parker
ADDRESS 25703 Serene Spring Lane, Spring TX 77373

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $_____. Affiant _____.

Subscribed and sworn to before me this 3rd day of December 20 06

ADELFA ALVA PERALTA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-30-08

Notary Public _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Highland Creek, Section Two, as shown on plat of record in Instrument Number 20030424-0055118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David A. Parker and wife, Melinda H. Parker, by Warranty Deed from Classic Homes BOS, LP, filed for record in Instrument Number 20050106-0002090, 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 180-4-A, Parcel 127).

2. All matters as set forth on the Plan of record in Instrument Number 20030424-0055118, said Register's Office, including any and all setback lines, easements, notes restrictions, etc., as may be shown thereon.

3. Covenants, Conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11568, Page 311, and Instrument Number 20000413-0037474, and in any allied instruments(s) referred to in said restrictions.

4. By-Laws of Highland Creek Homeowner's Association, of record in Book 11568, Page 301, said Register's Office.