ADDRESS NEW OWNER:
Richard Van Kluyve
Daniel West
~~7109 S. Hampton Blvd.~~ 328 Hickory Dr.
~~Antioch, TN 37013~~ Old Hickory TN 37138

SEND TAX BILL TO:
First Freedom Bank
1620 West Main Street New Owner
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 02/15/07 15:32 2 pg
Fees:13.00 Taxes:484.70
20070215-0019539

MAP & PARCEL NOS.:
151-10-0-A 292.00 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Laura A. McGee and Joshua A. McGee** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard Van Kluyve and Daniel West** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 217, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Plat Book Instrument 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura A. McGee and husband, Joshua A. McGee, by Warranty Deed dated March 21, 2004, from OLE SOUTH PROPERTIES, INC., of record in Instrument No. 20040526-0062075, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7109 S. Hampton Blvd., Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 20030707-0093205, said Register's office and all matters therein; (3) Restrictive Covenants of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, said Register's office; (4) By-Laws of record in Instrument No. 20010531-0056382, and Instrument No. 20041022-0127537, said Register's Office; (5) Charter for Homeowners Association of record in Instrument No. 20010531-0056381, said Register's Office; (6) Stormwater Detention Agreement in Instrument No. 20020912-0111084 and Instrument No. 20021009-0123120, said Register's Office; (7) All matters in Book 4446, Page 423; Book 4345, Page 351; Book 1115, Page 302; Book 1101, Page 457; Instrument No. 20010531-0056383; Instrument Nos. 20020718-0086411; 20020912-0111084; and 20021009-0123120; Book 8197, Page 288; Book 8538, Page 91; Book 8538, Page 94; Book 9661, Page 919; Book 2338, Page 466; Instrument No. 20000906-0088272; Instrument No. 20000906-0088271; Instrument No. 20000130-0107415, all in said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $131,000.00.

Affiant

Subscribed and sworn before me this 14th day of February, 2007.

Notary Public

My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **February, 2007**.

Laura A. McGee

Joshua A. McGee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Laura A. McGee and Joshua A. McGee** , with whom I am personally acquainted, or who 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 this **14th** day of **February, 2007**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0702-022

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009