[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John Andrew Farmer	New Owner	Map/Parcel -
3801 Burwick Place		15101A03200CO
Antioch, TN 37013		07-01-12859 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Milton Martinez and wife, Amelia Martinez,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John Andrew Farmer, a single person,** (The "Grantee"), his heirs 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 Lot No. 32 on the plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Milton Martinez by Deed from Autry F. Gibbs, Jr. of record in Instrument No. 20030904-0128762 for said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 6900, pages 444 through 447 said Register's Office.
2. Restrictive Covenants of record in Book 7538, page 656, Book 7538, page 792, Book 7599, page 812, and Book 8667, page 381, said Register's Office. Terms, provisions, option, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and/or liens provided in the Covenants. Conditions and/or Restrictions recorded, but omitting any covenants, condition or restriction, if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. By-Laws of record in Book 8679, page 446, said Register's Office.
4. Easement of record in Book 7748, page 440, Book 7748, page 444, Book 7748, page 493, and Book 3891, page 476, said Register's Office.
5. Quitclaim Deed for Common Area of record in Book 7683, page 718, said Register's Office.
6. 2007 Property Taxes are a lien, not yet due and payable.

This is improved property commonly known as 3601Burwick Place, Antioch, Tn 37013.

Davidson County DEEDWARR
Recvd: 02/23/07 15:10 2 pgs
Fees:13.00 Taxes:532.80
20070223-0022943

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $144,000.00.

Affiant

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

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

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

And Grantor does covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of February, 2007.

Milton Martinez

Amelia Martinez

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Milton Martinez and wife, Amelia Martinez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2007.

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My commission expires: My Commission Expires 03/21/2009