State of **Tennessee**
County of **Davidson**

This actual consideration or value whichever is greater- is **$136,000.00**

Affiant

Subscribed and sworn before me this the **6th Day of April, 2007**

Notary Public
My Commission Expires: 3-30-11

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 04/17/07 15:32 2 pg
Fees:13.00 Taxes:503.20
20070417-0045966

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Erik C. Dunton	**5901 Labrador Lane**	**Freedom Mortgage Corp.**
5901 Labrador Lane	**Antioch, Tennessee 37013**	**5901 Labrador Lane**
Antioch, Tennessee 37013		**Antioch, Tennessee 37013**

Map 172-8 Group A Parcel 136

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

JAMES A. GREGORY AND WIFE, PAM GREGORY

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ERIK C. DUNTON AND REBECCA DUNTON, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Hunters Branch, Section One, a Planned Unit Development, of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James A. Gregory, married by Warranty Deed from Rick B. West and wife, Heather K. West of record in Instrument No. 20001027-0106644, Register's Office for Davidson County, Tennessee dated October 24, 2000.

Subject to all matters of record in Plat Book 6250, page 513, Register's Office for Davidson County, Tennessee.

Subject to a deed conveying the common area to Hunters Branch Homeowners Association, Inc. of record in Book 6612, page 885, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Subject to By-Laws for Hunters Branch Homeowner's Association, Inc. of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 6th Day of April, 2007

James A. Gregory **Pam Gregory**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6TH Day of **April, 2007**, before me appeared

James A. Gregory and Pam Gregory

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee