WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **16TH DAY OF APRIL, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 10/25/2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/20/07 12:56 3 pgs
Fees:18.00 Taxes:684.50
20070420-0047442

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Mackovis Peebles, III, a single man	**same**	**41-1-A-6.00**
5025 Cobblestone Creek Drive		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony D. Crockett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Mackovis Peebles, III, a single man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Instrument No. 20040804-0093431 and Instrument No. 20041022-0127319, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Gas Easements of record in Book 2493, page 137, said Register's Office.

All Restrictions of record in Instrument No. 20041208-0146322, said Register's Office.

All QCD for common areas to H.O.A. of record in Instrument No. 20041208-0146323, said Register's Office

All Storm Water Detention Agreement of record in Instrument No. 20040304-0024829, said Register's Office

All Charter for H.O.A. in Instrument No. 20041208-0146324, said Register's Office

(x) Improved
This ( ) Unimproved property is known as: **5025 Cobblestone Creek Drive Whites Creek, TN 37189**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of April, 2007.

Anthony D. Crockett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anthony D. Crockett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN

This 16th day of April, 2007.

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 10/25/2008

Exhibit "A"

07-883

Land in Davidson County, Tennessee being Lot No. 6, Cobblestone Creek, Phase One on the Plan of Instrument No. 20040804-0093431, corrected in Instrument No. 20041022-0127319 of record in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony D. Crockett, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, filed for record 01/25/2005 in Instrument No. 20050125-0009031, Register's Office for Davidson County, Tennessee.