Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $208,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April 2007.

Notary Public
My commission expires: 7-24-10

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael W. Clute	New Owner	135-14-A-174 CO
917 Blue Mountain Lane		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John David Fill, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael W. Clute**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Final Plan of Pinnacle Point Subdivision of record in Book 6900, page 524, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to John David Fill, an unmarried person by deed from Jaqubhai Champaneria and wife Ramila Champaneria of record in Instrument 200207020079599, said Register's Office, dated June 26, 2002.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made. 2) Taxes for the year 2007, a lien, not yet due & payable. 3) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) All matters shown on the Plan of record in Book 6900, page 524, said Register's Office. 5) Declaration of Covenants,Conditions and Restrictions of record in Book 6405, page 169, amended in Book 7067, page 739 , said Register's Office. 6) Master Deed in Book 7032, pages 730 thru 777, said Register's Office. 7) Articles of Incorporation in Book 7058, page 234 thru 239, said Register's Office. 8) Certificate of Acknowledgment and Oath in Book 7065, page 959, said Register's Office. 9) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7097, page 158, said Register's Office. 10) Rights of others in & to the common areas and/or elements. 11) END OF SCHEDULE B-2

Davidson County DEEDWARR
Recvd: 05/04/07 09:49 2 pgs
Fees:13.00 Taxes:771.45
20070504-0053648

This property is improved property known as 917 Blue Mountain Lane, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of April 2007.

John David Fill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John David Fill**, the bargainor(s), 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 Franklin, Tennessee, this 30th day of April 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007040402