THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26472-04-2007** **Record & Return To:** **Plantation Title** **7620 Highway 70 South #214** **Nashville, TN 37221**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Dustin W. Nicholas 4745 Aaron Drive Antioch, TN 37013	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 173040A065.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney C. Evans and wife, Kristina G. Evans**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin W. Nicholas, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4745 Aaron Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2007.

Rodney C. Evans

Kristina G. Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rodney C. Evans and Kristina G. Evans**, 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, at office, this 27th day of April, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/08/07 08:48 2 pgs
Fees:13.00 Taxes:566.10

20070508-0055047

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase 1 of Oak Highlands, as of record in Plat Book 6900, pages 432 thru 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney C. Evans and wife, Kristina G. Evans by deed dated December 15, 1999, from Andrew J. Fesler and wife, Shannon P. Fesler of record in Instrument No. 19991217-0304424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. State and County taxes for the year 2007, a lien, but not yet due and payable. Map and Parcel No. 173040A065.00CO.
4. State and County taxes for the year 2006, in the amount of $1,689.57, PAID. Map and Parcel No. 173040A065.00CO.
5. Declaration of Covenants, Conditions By-Laws and Restrictions for Oak Highlands, of record in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77 and Book 8765, page 90, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6. Dedication of common area to Oak Highlands Homeowner's Association, Inc. of record in Book 7473, page 697, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Oak Highlands Homeowner's Association, Inc. of record in Book 7337, page 529 and amended in Book 8765, page 100, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, pages 432 thru 435, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7189, page 379, Register's Office for Davidson County, Tennessee.