This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/14/07 14:37 2 pgs
Fees:13.00 Taxes:608.28
20070514-0057606

ADDRESS NEW OWNER:
Stephen P. Avery
Michaela J. Avery
7217 Ole Nottingham Drive
Antioch, TN 37013

SEND TAX BILLS TO:
AmTrust Bank
1111 Chester Ave Ste 200
Cleveland, OH 44114

Map & Parcel 151.10-A-090.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Gregory L. Plueger and Lindsey E. Pflueger hereinafter called the **Grantors**, do hereby convey unto Stephen P. Avery and Michaela J. Avery, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County being all of Lot No. 160, Villages of Long Hunter, Planned United Development, Phase I, of record in Instrument No. #20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory L. Pflueger and wife Lindsey E. Pflueger on February 15, 2002 by Warranty Deed from Ole South Properties, Inc. of record in Instrument 20020220-0021672 said Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20010331-0056382, Register's Office for Davidson County, Tennessee.

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

Improved property known as 7217 Ole Nottingham Drive Antioch, TN 37013

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of May, 2007.

Gregory L. Pflueger

Lindsey E. Pflueger

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Gregory L. Plueger and Lindsey E. Pflueger known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of May 2007.

Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $164,400.00

Affiant

Sworn and subscribed before me on 5/7/2007.

Notary Public
My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY