PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,290.00

x _____
Affiant

Subscribed and sworn to before me, this ____ day of May 2007.

_____
Notary Public
My commission expires: 3/24/09

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/17/07 12:23 2 pgs
Fees:13.00 Taxes:589.37

20070517-0059120

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Detrich D. Futch<br>1005 Windsor Brook Place<br>Antioch TN 37013-0000 | Franklin American Mortgage<br>501 Corporate Centre Dr<br>Franklin, TN 37067 | 151110A136 |

## 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 William E. Griffith and wife, Jacquelyn Griffith, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Detrich D. Futch and wife, Alberta A. Futch, 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:

Being Lot No. 71 on the Plan of Phase 2 Villages of Long Hunter of record in Instrument No. 20020515-0059732 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William E. Griffith and wife, Jacquelyn M. Griffith, by deed from Ole South Properties, Inc. of record in Instrument No. 20020806-0094209 and re-recorded in Instrument NO. 20030430-0057709 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Phase 2 Villages of Long Hunter of record in Instrument No. 20020515-0059732 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 20010331-0056382; 20010531-0056381; 200312040174383 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Village of Long Hunter Homeowner's Association of record in Instrument No. 20010531005631 5) Easement recorded in Book 8197 Page 288; Book 9661 Page 919; Book 2338 Page 466; Book 4446 Page 423; Book 4535 Page 351; Book 8358 Page 91; Book 8358 Page 94; Instrument No. 20000906-0088272; 2000103-00107415; 20000906-0088271; Book 1115 page 302; Book 1107 page 457

This property is improved property known as 1005 Windsor Brook Place, Antioch, Tennessee 37013-0000

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 15 day of May, 2007.

William E. Griffith

Jacquelyn Griffith

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 William E. Griffith and Jacquelyn Griffith, 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 Brentwood, Tennessee, this 15R day of May, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1619

Amy Cross Nance
State of Tennessee Notary Public
Williamson County