Davidson County DEEDWARR
Recvd: 05/25/07 12:18 2 pgs
Fees:13.00 Taxes:628.63

20070525-0062711

Prepared by: + return to;
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2007.

Notary Public
My commission expires: 1-22-2010

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

02-0704-45422

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynn Pemberton 241 Maxwell Place Antioch TN 37013	New Owner	176-01-0-B-010

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William A. Hulsey, a single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynn Pemberton, a married woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 201, on the Plan of Maxwell Place, P.U.D., of record in Plat Instrument No. 20060707-0081914, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Corinthian Custom Homes, Inc., dated August 1, 2005, recorded August 5, 2005, of record in Instrument No. 20050805-0092627, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William A. Hulsey by deed from Beazer Homes Corp., a Tennessee corporation, dated June 29, 2006, recorded July 7, 2006, of record in Instrument No. 20060707-0081914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 241 Maxwell Place, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever **defend the title to said land to 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 21st day of May, 2007.

William A. Hulsey

STATE OF FLORIDA
COUNTY OF DADE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. Hulsey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Homestead, FL, this 21st day of May, 2007.

CHARLES K. STONER
MY COMMISSION #DD262813
EXPIRES: NOV 11, 2007

State of Florida at Large

My Commission expires