This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Jeffery L. Waters and wife, Daine Water
1104 Dawnwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive, Suite 125
Nashville, Tennessee 37211

MAP **63-16-0-B**
GROUP
PARCEL **191.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin G. Rush (Lyle), married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Jeffery L. Waters and wife, Daine Water**, hereinafter called the Grantees their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Hampton Park (formerly known as Chitwood Downs), of record in Plat Book 6900, page 550 thru 552; corrected by instruments of record in Plat Book 7462, page 445 and Book 8110, page 401 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robin G. Rush (Lyle), married by deed from Patrick L. Nixon and wife, Kristiana S. Nixon dated March 29, 2001, of record in Instrument No. 200104040033111, Register's Office for Davidson County, Tennessee. William G. Lyle, husband of Robin G. Rush Lyle, joins in this conveyance to convey any martial interest he may have in said property.

This is improved property known as 1104 Dawnwood Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 063-16-0-B, Parcel 191.00C) . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

Davidson County DEEDWARR
Recvd: 06/05/07 14:39 3 pgs
Fees:18.00 Taxes:665.63
20070605-0067146

2. Subject to restrictive covenants contained in instruments of record in Book 7351, page 852 and Book 8336, page 393, said Register's Office, and to which instruments reference is here made for the complete and exact terms of said restrictive covenants.

3. Charter contained in instruments of record in Book 8517, page 762 and amended Book 8833, page 216, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to easements for sanitary seweers and/or storm drainage, in favor of Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in an instrument of record in Book 11030, page 640; Book 11030, page 643 and Book 11030, page 785, said Register's Office, to which instruments reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 550-552 and corrected by Book 7462, page 445, Book 8110, page 401 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 and assigns, forever; and,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of May, 2007.

Robin G. Rush (Lyle)

William G. Lyle

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin G. Rush (Lyle) and husband, William G. Lyle** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY