WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **14TH DAY OF JUNE, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 10/25/2008

(AFFIX SEAL)

J. KAYE CRAIK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/18/07 12:48 3 pgs
Fees:18.00 Taxes:458.80
20070618-0072588

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Iyapo Kontar and Melba Kontar	**NTFN, Inc.**	**086070083 00**
1225 Jacksons Hill Road	**5301 Village Creek Drive, Suite B**	
Hermitage, TN 37076	**Plano, TX 75093**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phyllis Barger and husband, Steve Barger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Iyapo Kontar and his wife, Melba Kontar,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 5200, page 673, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Charter of HOA of record in Book 5745, page 283, said Register's Office.

All Restrictions of record in Book 6176, page 939, said Register's Office.

All By-Laws of record in Book 5745, page 294, in said Register's Office.

Subject to rights of others in and to common areas / elements

Subject to lien for special assessments as contained in DCCR's / Master Deed

(x) Improved
This ( ) Unimproved property is known as: **1225 Jacksons Hill Road**
Hermitage, TN 37076

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 we do not covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 14th day of June, 2007.

Phyllis Barger
Phyllis Barger

Steve Barger
Steve Barger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phyllis Barger and Steve Barger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN

This 14th day of June, 2007.

J. Kaye Clark
Notary Public

My Commission Expires: 4/25/2008

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 110, on the Plan of Jackson's Retreat, Phase II, of record in Book 5200, page 673, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David William Dickerson by Deed from Randall Phillips Builders, Inc. dated October 16, 1984, of record in Book 6405, page 431, Register's Office for Davidson County, Tennessee, and further by QuitClaim Deed from Robin Ruth Dickerson dated January 12, 2000, of record in Instrument No. 20000124-0007958, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phyllis Barger and husband, Steve Barger by Warranty Deed from David William Dickerson filed for record 10/05/2005 in Instrument No. 20051005-0119858, Register's Office for Davidson County, Tennessee.