This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Jessica M. Fain
325 Scotts Creek Place
Hermitage, TN 37076

MAP: 75-12-0A PARCEL: 35.00

FOR AND IN CONSIDERATION of One Hundred Eighteen Thousand ($118,000.00) dollars, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***Karen L. McCool,*** have bargained and sold, and by these presents do transfer and convey unto, ***Jessica M. Fain***, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Cedar Creek, Phase One of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen L. McCool by Quitclaim Deed from State of Tennessee dated May 2, 2007, recorded May 2, 2007, of record as instrument number 20070502-0052742, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on Plan of Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, Register's Office of Davidson County, Tennessee.

All matters, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, conditions and Restrictions of Cedar Creek of record in Book 7768, Page 238, as amended in Book 7945, Page 901, Register's Office for Davidson County, Tennessee.

Terms and provisions of Charter of Cedar Creek Homeowner's Association, Inc. recorded in Book 8414, Page 69, Register's Office for Davidson County, Tennessee.

Terms and provisions of Bylaws of Cedar Creek Homeowner's Association, Inc. recorded in Book 7768, Page 258, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/26/07 16:17 2 pgs
Fees:13.00 Taxes:436.60
20070626-0076456

Possession with deed.

2007 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Jessica M. Fain,*** her heirs and assigns, forever. And I covenant with the said, ***Jessica M. Fain,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***Jessica M. Fain,*** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 22nd day of June, 2007.

Karen L. McCool

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for said State and county, personally appeared, ***Karen L. McCool,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lebanon, Tennessee, this the 22nd day of June, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/14/07

JULIE L. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $118,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 7/14/07

JULIE L. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

jlj/RE-8931 K. McCool to J. Fain deed