THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26744-06-2007** **Record & Return To:** **Southland Title & Escrow Company, Inc.** **7101 Executive Center Drive, Suite 151** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Steven E. Tarkington Affiant Subscribed and sworn to before me this 27th day of June, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Charles R. Freed, Amy L. Freed 6537 Banbury Crossing Brentwood, TN 37027	**Send Tax Bills To:** SUNTRUST MORTGAGE, INC. 201 Fourth Ave N/7th Floor Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 172090A05600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve E. Tarkington, a/k/a Steven E. Tarkington and wife, Lynn G. Tarkington**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles R. Freed, Jr. and wife, Amy L. Freed** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6537 Banbury Crossing, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2007.

Steven E. Tarkington

Lynn G. Tarkington by Steven E. Tarkington as Attorney-In-Fact Steven E. Tarkington

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me personally appeared Steven E. Tarkington to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand, at office, this 27th day of June, 2007.

Notary Public

My Commission Expires:

JOSEPH E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Steven E. Tarkington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lynn G. Tarkington as her Attorney-In-Fact, as the free act and deed of the within named Lynn G. Tarkington. Witness my hand, at office, this 27th day of June, 2007.

Notary Public

My Commission Expires:

JOSEPH E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/28/07 14:43 2 pgs
Fees:13.00 Taxes:1332.00

20070628-0077439

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Resubdivision of Lots 56 and 57 on the Resubdivision of Lots 54-57, Section Two, Banbury Crossing, as of record in Instrument No. 20020930-0118550, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steve E. Tarkington and wife, Lynn G. Tarkington by Warranty Deed dated September 17, 2004 from The Jones Company of Tennessee, LLC of record in Instrument No. 20040923-0114557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4148, page 261 and in Book 4693, page 690, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Banbury Crossing of record in Book 10369, page 48 and amended in Book 10962, page 516 and in Instrument No. 20030728-0105031 and in Instrument No. 20051220-0126681, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Banbury Crossing Homeowners Association, Inc. of record in Book 11187, page 575, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20020930-0118550, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 549, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10633, page 330, Register's Office for Davidson County, Tennessee.