STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $140,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sworn to and subscribed before me this 30 day of August 2007.

Notary Public

MY COMMISSION EXPIRES: March 22, 2008

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/30/07 12:33 4 pgs
Fees:23.00 Taxes:518.00
20070830-0104359

NAME AND ADDRESS NEW OWNER:
Jason Lee Davenport
624 Maple Top Drive
Antioch, TN 37013

SEND TAX BILL TO:
SAME

Map 162-01-D
Parcel 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ADAM TODD LAMBERTH AND WIFE, JENNIFER LAMBERTH**, hereinafter the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **JASON LEE DAVENPORT AND WIFE, STACY L. DAVENPORT**, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 624 Maple Top Drive, Antioch, Davidson County, Tennessee.

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:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the

same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 18 day of August, 2007.

GRANTORS:

Adam Todd Lamberth

Jennifer Lamberth

MAYTE BILLINGSLEA NOTARY PUBLIC STATE OF ALASKA My Commission Expires Sep 11 08

STATE OF Alaska)
COUNTY OF Anchorage)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Adam Todd Lamberth and Jennifer Lamberth**, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand, at office, this 18 day of August, 2007.

Notary Public

Sep 11 08
My Commission Expires

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Resubdivision of Lots 11, 12 and 13, Maple Valley Subdivision, Section Three, as of record in Plat Book 6050, page 536, as amended in Book 6900, page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam Todd Lamberth by deed from Amy S. Detwiler, unmarried, dated June 1, 2006, of record in Instrument Number 20060605-0066066, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

City and/or County Taxes for the year 2007 and subsequent years: A lien, not yet due or payable.

All matters shown on the Plan of Maple Valley Subdivision, Section Three, of record in Plat Book 6050, page 536, amended in Plat Book 6900, page 968, Register's Office for 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 Maple Valley Subdivision, Phase Three of record in Book 7932, page 285, as corrected in Book 8043, page 754, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Deed of Conveyance to Metro for Sewer in Book 8614, page 882, Book 8614, page 886, Book 7430, page 179 and Book 8377, page 917, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro for Water Main in Book 8614, page 964, Book 7430, page 216, and Book 8377, page 902, Register's Office for Davidson County, Tennessee.

Agreement for sewers and/or storm drainage in Book 6315, page 987, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7361, page 238, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessment as contained in restrictions.

Rights of others in and to the common areas and/or elements.