WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 January, 2008

Notary Public
My Commission Expires: 1/2/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Ryan KING and Whitney AMMONS 641 Old Hickory Blvd. #303 Brentwood, TN 37027	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	171030B1190CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, I, **Virgil FRANCIS, III, Executor of the Will of Stephen Francis**, hereinafter called Grantor has bargained and sold, and by these presents do transfer and convey unto **Ryan KING, unmarried, and Whitney AMMONS, unmarried, Tenants in Common with Rights of Survivorship**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Unit 35, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 534, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen T. Francis by Quitclaim Deed from Pamela S. Francis, dated Feb. 8, 2005, recorded in Instrument No. 20050301-0022462, Register's Office for Davidson County, Tennessee.

Stephen T. Francis having since died vesting the property into his Executor, Virgil Francis, III by virtue of his Last Will and Testament of record in the Probate Office for Davidson County, Tennessee, Docket No. 07P-1464.

This conveyance is made subject to:

a. Property taxes for the year 2008, a lien not yet due and payable.

b. Subject to all matters appearing on subdivision plat of record in Plat Book 9700, page 534, Register's Office for Davidson County, Tennessee.

c. Subject to misc. easements and intrusions Charter for Homeowners Association of record in Book 8920, page 40, Register's Office for Davidson County.

d. Subject to all matters appearing on PUD Boundary of record in Plat Book 7900, page 509, said Register's Office.

e. Quitclaim Deed for common areas to Homeowners Association of record in Book 11753, Page 208, said Register's Office.

f. Subject to water main easement of record in Book 9698, Page 81, said Register's Office.

g. Subject to sanitary sewer easement of record in Book 7358, page 643; Book 7851, Page 712; Book 7993, Page 269 and Book 9698, Page 124, said Register's Office.

h. Subject to easement for Cable TV of record in Instrument No. 20000516-0049387, said Register's Office.

i. Subject to easement for BellSouth in Book 10709, page 143, said Register's Office.

j. Subject to amenities area of record in Book 9443, Page 538, said Register's Office.

k. Subject to dedication of site drainage easement in Book 10012, Page 756, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/28/08 11:01 2 pgs
Fees:13.00 Taxes:834.35
20080128-0008607

l. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10224, Page 683; Book 10294, Page 850; Book 10694, Page 541; Book 10453, Page 931; Book 7798, Page 843, Book 10126, Page 435; Book 10224, Page 683; Book 10126, Page 435; Instrument No. 200007180070558; Book 11550, Page 531; Book 11682, Page 75; Book 10294, Page 850; Book 10628, Page 517 and Instrument No. 20050705-0076596, said Register's Office.

m. Subject to By-Laws of record in Book 8920, Page 45, Book 10694, Page 538, Book 10126, Page 486, Book 10275, page 959 and Book 11550, page 554, said Register's Office.

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

o. Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **641 Old Hickory Blvd. #303, Brentwood, TN 37027**

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 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person 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 25 day of January, 2008

GRANTOR:

Virgil Francis, III

Virgil Francis, III, Executor of the Estate for Stephen Francis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Virgil Francis, III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate for Stephen Francis and is authorized by said Last Will and Testament to execute this instrument on its behalf.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 25 day of January, 2008.

NOTARY PUBLIC

My Commission expires: 10/10/09

DONALD H. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY