State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $184,500.00

Affiant

Subscribed and sworn before me this the 17th day of June, 2008.

Notary Public My Commission Expires:

11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Davidson County DEEDWARR
Recvd: 06/20/08 09:47 2 pgs
Fees:13.00 Taxes:682.65
20080620-0063558

Address of New Owner(s)
Charles William Townsend, Sr.
3224 Hidden Creek Drive
Antioch, TN 37013

Improved Property known as:
3224 Hidden Creek Drive
Antioch, TN 37013

Send tax bills to:
Franklin American Mtg. Co.
501 Corporate Centre Dr. #400
Franklin, TN 37067

Part of Map 182 Parcel 142; Part of Map 182 Parcel 141; Part of Map 174, Parcel 120; and Part of Map 174 Parcel 8

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAKE FOREST HOMES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CHARLES WILLIAM TOWNSEND, SR. AND MARVA KAYE TOWNSEND, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 68, Phase One, Section Two, Sunset Hills as of record in Plat Book 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lake Forest Homes, Inc. by Deed from SAF Properties, a Tennessee General Partnership, dated 2/8/2008 of record in Instrument No. 20080220-0016331, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20071220-0146323, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325, Register's Office for Davidson County, Tennessee.

Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.

Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.

-continued-

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **17th day of June, 2008**

Lake Forest Homes, Inc.

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Tomer Minuskin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Lake Forest Homes, Inc.** for the purposes therein contained, and who further acknowledged him/her self to be the **Vice President** and being authorized by the board of directors to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this **16th** day of **June, 2008.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
#3808

18b

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds