Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Heather L Combs
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2008.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2010

Notary Public
My commission expires:

Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

02-0805-46066

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David R. Way	David Way	186-04-O-B 046.00CO
7505 Kemberton Court Nolensville TN 37135	54 Abbey Pl Jackson, TN 38305	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott Sims and Lauren Sims, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David R. Way and wife, Marilyn N. Way, hereinafter called the Grantees, their successors 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 No. 46, on the Final Plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee limited liability company by deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, dated August 15, 2005, recorded August 16, 2005, of record in Instrument No. 20050816-0096916, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee corporation by deed from Burkitt Place Development, LLC, a Tennessee limited liability company, dated April 3, 2007, recorded April 10, 2007, of record in Instrument No. 20070410-0042915, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Scott Sims and Lauren Sims, husband and wife by deed from Beazer Homes Corp., Inc., a Tennessee corporation, dated September 26, 2007, recorded September 28, 2007, of record in Instrument No. 20070928-0115598, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/07/08 09:21 2 pgs
Fees:13.00 Taxes:836.20
20080707-0069434

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7505 Kemberton Court, Nolensville, TN 37135

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons 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 20th day of June, 2008.

Scott Sims

Lauren Sims

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Sims and Lauren Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of June, 2008.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW COLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON