This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2008.

Notary Public

My Commission Expires: 1/30/12

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/17/08 13:52 2 pg
Fees:13.00 Taxes:666.00
20080917-0095101

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Thaddeus Boughton	JP Morgan Chase Bank, NA	164-10A-411.00CO
4525 Sandpiper Lane Antioch, TN 37013	5409 Maryland Way, Suite 202 Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thaddeus J. Boughton and wife, Daphne J. Boughton,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 57 on the Final Plat, Village Ten, Summerfield Subdivision, as shown by plat of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC, by deed from The Craig Company, dated August 29, 2008, of record in Instrument No. 20080917-0095099, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plat of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee.
2. Subject to Declaration of Covenants, Conditions and Restrictions contained in Instrument of record in Book 11588, Page 484, as amended in Book 11669, Page 376; Instrument No. 20010308-0021946; 20010504-0046260; 20030527-0071168, and as supplemented to add Village 10 in Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20000113-000477, Register's Office for Davidson County, Tennessee.
5. Easement to Tennessee Telephone Co. of record in Instrument No. 20000824-0083643, said Register's Office.
6. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 4525 Sandpiper Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is 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; Grantor does further covenant and bind itself, its heirs and assigns, 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.

WITNESS my hand this 28th day of August, 2008.

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Corey Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 28th day of August, 2008.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.