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 WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Linda Ott
Affiant

Subscribed and sworn to before me, this 19th day of December, 2008.

Anne D. Welton
Notary Public

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/29/08 15:11 2 pgs
Fees:13.00 Taxes:610.50
20081229-0123046

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Kyle A. Eldridge 7116 Legacy Drive Antioch, TN 37013	PrimeLending 18111 Preston Road, Suite 900 Dallas, TX 75252	182060A11000CO

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Richard L. Phillips and wife Marcella Phillips,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle Alan Eldridge and Jennifer Anne Eldridge, Husband and Wife,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in , Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Old Hickory Hills, Section 1, of record in Instrument No. 20011023-0115382, 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 Richard L. Phillips and wife Marcella Phillips by deed from The Craig Company, dated December 13, 2002 of record in Instrument No. 20030224-0023768, Register's Office for Davidson County, Tennessee..

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

1. Declaration of Covenants, Conditions and Restrictions of record in Book 2469, Page 611, 2868, Page 844 amended in Book 3811, Page 451, said Register's Office.
2. By-Laws of record in Book 2469, Page 629 as Exhibit "C" of document in Book 2469, Page 611, said Register's Office.
3. Right of Way deeds to The City of Franklin of record in Book 1073, Page 327 and Book 1073, Page 332, said Register's Office.
4. Right of Way easement of record in Book 125, Page 175, said Register's Office.
5. 12' Right of Way Easement of record in Book 105, Page 499, said Register's Office.
6. 30' Foot Water Line Easment of record in Book 138, Page 33, said Register's Office.
7. Easement to Bell South Telecommunications, Inc., of record in Book 2491, Page 551, said Register's Office.
8. Hazardous Substances Certificate and Indemnity Agreement of record in Book 2218, Page 324, said Register's Office.
9. Charter for Homeowners Association of record in Book 2470, Page 921, said Register's Office.
10. Easement of record in Book 2910, Page 587, said Register's Office.
11. Subject to all matters on Plat of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
12. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7116 Legacy Drive, 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 herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of December, 2008.

Richard L. Phillips

Marcella Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Richard L. Phillips and Marcella Phillips,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 19th day of December, 2008.

Notary Public

My Commission Expires:

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010