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

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

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

Notary Public

My Commission Expires: 1-20-10

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

Davidson County DEEDWARR
Recvd: 12/29/08 15:17 2 pgs
Fees:13.00 Taxes:721.50

20081229-0123069

Address New Owner:
Richard L. Phillips
8800 Cressent Glen Ct.
Antioch, TN 37013

Send Tax Bills To:
Prime Lending
18111 Preston Road, Suite 900
Dallas, TX 75252

Map & Parcel:
182-6-OA-317.00CO

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 **Richard Louis Phillips and wife, Marcella T. Phillips,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 382, on the Final Plat for cluster-lot subdivision, Old Hickory Hills, Phase Three, Section One, as of record in Instrument No. 20060420-0045296, 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, Inc., dated June 6, 2008 of record in Instrument No. 20080612-0060815, 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. 20060420-0045296, Register's Office for Davidson County, Tennessee. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8800 Cressent Glen Court, 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 19th day of December, 2008.

Celebration Homes, LLC

By: Amber Pratt
Amber Pratt, 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 Amber Pratt, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that she 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 herself as such Vice-President.

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

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

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