WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of April, 2009, by and between **MICHAEL B. SLYE AND AMANDA G. SLYE, HUSBAND AND WIFE,** party of the first part, and Amanda Kyann Springer, an unmarried woman, party of the second part. and Constantine Tsouris, an unmarried man, as joint tenants with rights of survivorship

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 16, CEDAR CREST SUBDIVISION, PHASE I, as shown on plat of record in Plat Book 6900, Page 284 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20050311-0027152, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 6900, Page 284; Covenants, Conditions and Restrictions in Declaration of Covenants, Conditions and Restrictions in Book 7213, Page 973, Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199 and Instrument No. 20020823-0102246; terms and provisions of Bylaws of Cedar Crest Homeowners Association in Book 8480, Page 693; Charter of Cedar Crest Homeowners Association in Book 8424, Page 180; Storm Water Detention Agreement in Book 6833, Page 859 and Book 7127, Page 767; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20090079777 DEEDWARR
Recvd: 11/24/09 10:03 3 pgs
Fees:18.00 Taxes:684.50
20091124-0107920

MICHAEL B. SLYE

AMANDA G. SLYE

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, MICHAEL B. SLYE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of April, 2009.

Deborah P. Hunt
Notary Public

My commission expires:
MY COMMISSION EXPIRES APRIL 24, 2013

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, AMANDA G. SLYE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of April, 2009.

Deborah P. Hunt
Notary Public

My commission expires:
MY COMMISSION EXPIRES APRIL 24, 2013

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of November, 2009.

Notary Public

My commission expires:

9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 304 Williams Court, Nashville, TN 37209

MAIL TAX NOTICES TO: Phillips Mortgage Planning
143 Barfield Crescent Road
Murfreesboro, TN 37128

NAME AND ADDRESS OF PROPERTY OWNERS:
Amanda Kyann Springer and Constantine Tsouris
304 Williams Court, Nashville, TN 37209

TAX PARCEL NO.: ~~083A01600~~ 11408 0A01600CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Title & Escrow, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027