"Exhibit A"

Being Lot No. 76 on the Plan of The Woodlands, Phase 2, as of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

3804 07/07 0101 03CHECK 12.00

0076974
IDENTIF. & REFERENCE

95 JUL -7 AM 10:15
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

BOOK 9724PG738

Prepared by:
Amy R. Cross
Attorney at Law
238 Seaboard Lane
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,500.00

Michelle S. Williams
Affiant

Subscribed and sworn to before me, this 5 day of July, 1995.

Notary Public
My commission expires _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

Address of New Owner:
Michelle S. Williams
5877 Woodlands Avenue
Nashville, TN 37211

Send Tax Bills to:
Same

Tax Information
Map 172-03-0-B Parcel 076.00CO

95 JUL -7 AM 10: 15
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0076975

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 considerations, the receipt of which is hereby acknowledged, Thomas F. Kowall and wife, Linda L. Kowall, hereinafter called the Grantors, have bargained and sold, and do hereby transfer and convey unto Michelle S. Williams, a married woman, hereinafter called the Grantee, her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the Plan of The Woodlands, Phase 2, as of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas F. Kowall and wife, Linda L. Kowall by deed from Richter-Dial Builders, Inc. of record in Book 8813, page 826 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to: (1) Taxes for the year 1995, and subsequent years, which are not yet due and payable. (2) Subject to Declaration of Covenants, Conditions and Restrictions for Woodlands of record in Book 7334, page 109 and rerecorded in Book 7408, page 250 and as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, and rerecorded in Book 8643, page 675. (3) Subject to Dedication of Common Area to Woodlands Homeowners Association of record in Book 8472, page 310. (4) Subject to Storm Water Detention Agreement of record in Book 7336, page 3. (5) Subject to Charter for Woodlands Homeowner's Association of record in Book 8454, page 246. (6) Subject to plat of record in Book 6900, page 635.

This is improved property, located at 5877 Woodlands Avenue, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successor, heirs and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein

set out. Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors, 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 5th day of July, 1995.

Thomas F. Kowall by Brenda Tuck, Attorney-in-fact

Thomas F. Kowall by Brenda Tuck, Attorney-in-fact
Power of Attorney of record in
Book 9724 Page 732
Register's Office for Davidson County, Tennessee

Linda L Kowall by Brenda Tuck, Attorney-in-fact

Linda L. Kowall by Brenda Tuck, Attorney-in-fact
Power of Attorney of record in
Book 9724 Page 735
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3807 07/07 0101 03CHECK 621.35

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Tuck, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Thomas F. Kowall and is authorized by Thomas F. Kowall to execute this instrument on behalf of Thomas F. Kowall.

Witness my hand, at Nashville, Tennessee, this 5th day of July, 1995.

Notary Public

My Commission Expires: 5/8/99

AMY R. CROSS NOTARY PUBLIC AT LARGE TENN. ILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Tuck, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Linda L. Kowall and is authorized by Linda L. Kowall to execute this instrument on behalf of Linda L. Kowall.

Witness my hand, at Nashville, Tennessee, this 5th day of July, 1995.

Notary Public

My Commission Expires: 5/8/99

AMY R. CROSS NOTARY PUBLIC AT LARGE TENN. ILLIAMSON CO.