Return to:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $141,500.00.

Subscribed and sworn before me this the 11th day of May, 2001.

Affiant

(Affix Seal) Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013068
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Ben Hurt
366 Lynn Drive
Nashville, TN 37211

Send tax bills to:
same

Davidson County DEEDWARR
Recvd: 07/17/01 15:26 2pgs
Fees:13.00 Taxes:523.55
20010717-0075910

Map 147-1 Parcel 5

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John David Rosson , a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ben Hurt , an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 424 on the Plan of Section Six, Caldwell Hall, of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward H. Rosson and wife, Nubie Rosson by Deed of record in Book 3308, page 563, Register's Office for Davidson County, Tennessee. The said Nubie Rosson having since died and Edward H. Rosson having subsequently died leaving said property to John David Rosson by Will of record in Will Book 234, page 317, Probate Court for said County, ~~a certified copy being recorded in Instrument No. xxxxx xxxxxxxxxxxxxxxxxxxxx, Register's Office for said County.~~

Beatrice Fay Rosson, wife of John David Rosson, joins in the execution for the purpose of relinquishing her marital rights.

THIS IS IMPROVED PROPERTY KNOWN AS 366 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 11th day of May, 2001.

John David Rosson (signature)
John David Rosson

Beatrice Fay Rosson (signature)
Beatrice Fay Rosson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Rosson and wife, Beatrice Fay Rosson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of May, 2001.

My commission expires:

E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires Sept. 25, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 2001, before me personally appeared, _____, to me known to be the person who executed the foregoing instrument on behalf of _____ and acknowledged that he/she executed the same as the free act and deed of the said _____.

Witness my hand and official seal.

My commission expires:

_____
Notary Public