STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/01/01 14:51 2pgs
Fees:13.00 Taxes:536.50
20011001-0105731

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin F. Goeser and Judy L. Goeser
116 Villa View Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
5645 Valley View Road
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
Map/Parcel: 171-020-A-017.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billy Edward Humphrey and wife, Patsy A. Humphrey,** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin F. Goeser and wife, Judy L. Goeser,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, being Unit No. 17, on the Plan of Brentwood Villa, Phase 1, as of record in Plat Book 6900, page 4 and 5, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made a more complete and accurate legal description thereof.

Being the same property conveyed to Billy Edward Humphrey and wife, Patsy A. Humphrey, by Warranty Deed from Anita Dean Moulds f/k/a Anita J. Dean and husband, Robert Moulds, of record in Deed Book 9556, page 374, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Brentwood Villa, Phase 1, of record in Plat Book 6900, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 5155, page 164, Register's Office of said County.

Easement of Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office of said County.

HOA Charter in Book 6924, page 5; book 6936, page 895; Book 7998, Page 249, and Book 8267, page 270, Register's Office of said County.

Master Deed of record in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84; Book 7423, page 574, Register's Office of said County.

By-Laws of record in Book 7423, page 567; Book 6923, page 986 and Book 8074, page 564, Register's Office of Davidson County.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 116 Villa View Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 28th day of September, 2001.

Billy Edward Humphrey

Billy Edward Humphrey

Patsy A. Humphrey

Patsy A. Humphrey

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 Billy Edward Humphrey and Patsy A. Humphrey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2001.

Notary Public

11-18-01

My Commission Expires

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03927-BW