SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/01/03 15:02 3pgs
Fees:18.00 Taxes:684.50
20030801-0109532

Send Tax Bills to New Owner at:

Kevin & Wendy Twit
4805 Hall Court
Nashville, TN 37211

Map 147-01-0
Parcel 030.00

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

THAT, RICHARD C. MYERS and wife, ANGELA R. MYERS (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by KEVIN TWIT and wife, WENDY TWIT (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 442, as shown on the map entitled Caldwell Hall, Section VI, of record in Plat Book 2900, page(s) 148, in the 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 RICHARD C. MYERS and ANGELA R. MYERS by deed of record as Instrument No. 200011200114593, said Register's Office.

This is improved property commonly known as: 4805 Hall Court, Nashville, Tennessee 37211. This conveyance is subject to all matters shown on **EXHIBIT A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 30th day of July, 2003.

Richard C. Myers

Angela R. Myers

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State RICHARD C. MYERS and ANGELA R. MYERS, the within named bargainors, 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, at office, this 30th day of July, 2003.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public
My commission expires: 1-4-2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer of property is One Hundred Eighty-Five Thousand and No/100 ($185,000.00).

Affiant

Sworn to and subscribed before me this 30th day of July, 2003.

Notary Public
My Commission Expires:

EXHIBIT A

Title Exceptions

1. General and Special taxes and assessments required to be paid in the year 2003 and subsequent years.

2. Facts which would be disclosed by a comprehensive survey of the premises described herein.

3. All matters shown on the plan of record in Book 2900, page(s) 148 in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 3221, page 6 and Book 3251, page 543, said Register's Office.