Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/08/03 09:01 1pgs
Fees:13.00 Taxes:399.60

20031008-0149095

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00/.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2003.

Notary Public

(Affix Seal)

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-03I1225

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Holly Deforest and Laurence Deforest	RHR Mortgage of America	161-11-C-22
316 Yorkshire Circle	230 Franklin Rd, # 806	
Nashville, Tennessee 37211	Franklin, TN 37064	

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, I/we, PAUL ALAN ROOT AND WIFE, JENNIFER ROOT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HOLLY DEFOREST AND HUSBAND LAURENCE DEFOREST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 404, Building D, on the Plan of the Resubdivision of Lot 1, of Phase IV, Villages of Brentwood, of record in Book 6900, page 471, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Alan Root, an unmarried person, by deed from Dennis T. Pedersen, a married person, of record at Instrument No. 200007050066288, executed on 06/29/2000, and filed on 07/05/2000, Register's Office for Davidson County, Tennessee.

Paul Alan Root is now married to Jennifer Root.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **316 Yorkshire Circle.**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **30th** day of **September, 2003**:

Paul Alan Root

Jennifer Root

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 PAUL ALAN ROOT AND JENNIFER ROOT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of September, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.