THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number:17331G

MAP/GROUP/PARCEL:
51-11/61

NEW OWNER'S NAME AND ADDRESS:
Micah L. Howell
Derrick S. Draper
221 Freda Villa Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 01/02/04 11:33 2pgs
Fees:13.00 Taxes:462.50
20040102-0000439

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Rosenberger Family Trust dated August 1, 1990, and H.A. Rosenberger, Trustee and Eileen V. Rosenberger, Trustee, hereinafter called Grantors, do hereby transfer and convey unto Micah L. Howell, an unmarried woman, and Derrick S. Draper, an unmarried man, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 75 and all of Lot No. 76, on the Plan of Oakland Acres, Section 7, as shown on plat of record in Plat Book 2663, page(s) 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Said part of Lot No. 75 and all of Lot No. 76 front 120 feet on the easterly side of Freda Villa, and extend back 356.9 feet on the southerly line and 385.5 feet, more or less, on the northelry line to a dead line, measuring 170 feet thereon.
>
> The subject property is improved property commonly known as 221 Freda Villa Drive, Madison, Tennessee.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 9559, Page 50, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

H.A. Rosenberger, Trustee

H.A. Rosenberger, Trustee

Eileen V. Rosenberger, Trustee

Eileen V. Rosenberger, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, H.A. Rosenberger and Eileen V. Rosenberger, as trustees for The Rosenberger Family Trust dated August 1, 1990, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $125,000.00.

Micah L Howell

AFFIANT

Sworn to and subscribed before me, this the 23rd day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007