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

Our File Number: 17317C

MAP/GROUP/PARCEL:
108-03-0/097.00

Davidson County DEEDWARR
Recvd: 01/22/04 09:37 2pgs
Fees:13.00 Taxes:277.50
20040122-0008449

NEW OWNER'S NAME AND ADDRESS:
ANDREW SCOTT FLETCHER
3032 CASA DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MARK WILLIAMS, AN UNMARRIED MAN** , hereinafter called Grantor, does hereby transfer and convey unto **ANDREW SCOTT FLETCHER, UNMARRIED**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 104B OF THE ZONE LOT DIVISION OF LOT NOS. 42-48 AND 102-107 OF SECTION 5, PATIO VILLA OF RECORD IN PLAT BOOK 5200, PAGE 686, AND AMENDED IN PLAT BOOK 5200, PAGE 633, AND ALSO IN BOOK 5800, PAGE 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20031202-0173162, 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. Grantor covenants with Grantee that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MARK WILLIAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Mark Williams**, with whom I am personally acquainted, and made oath that he 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 14th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $75,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
April 20, 2004