Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $703,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Gregory Pace
Notary Public
My commission expires: 3/25/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William H. Halbert, Jr. Barbara L. Halbert 5409 Sassafras Place Brentwood TN 37027	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, TN 37219	145-13-034

Davidson County DEEDWARR
Recvd: 03/02/04 13:34 2pgs
Fees:13.00 Taxes:2601.10

20040302-0023569

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jozef L. Nuyens, Jr., married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **William H. Halbert, Jr. and wife, Barbara L. Halbert**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lot 3 as shown on the Plat of Resub of Lots 3 and 4, Sassafras, of record in Book 6900, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jozef L. Nuyens, Jr. by deed from James M. Edwards and wife, Christi A.S. Edwards of record in Book 7962, page 197, Register's Office for Davidson County, Tennessee.
>
> Candace J. Nuyens, spouse of Jozef L. Nuyens, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate of record in Plat Book 6200, Page 679, said Register's Office to which plan reference is hereby made for a more complete description, Restrictive Covenants shown as Exhibits to instrument of record in Book 5304, page 836 and Book 5376, Page 796, said Register's Office; Subject to the right of way of Sassafras Place which is a private road that the parties are responsible for maintaining as set forth in said restrictions.

This property is improved property known as 5409 Sassafras Place, Brentwood, TN 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2004.

Jozef L. Nuyens, Jr.

Candace J. Nuyens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jozef L. Nuyens, Jr. and Candace J. Nuyens, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 27th day of February, 2004.

Notary Public

My Commission expires: 5/30/04