This space for Register's Office:

Davidson County DEEDWARR
Recvd: 03/23/04 11:31 2pgs
Fees:13.00 Taxes:1665.00

20040323-0032592

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Stephanie Rust
605 Ward Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel 64-3-0-B-13CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, J. Michael Kioschos, Jr. and wife, Amy E. Page hereinafter called the **Grantors**, do hereby convey unto Stephanie Rust, unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being known as Lot No. 306 on the Revised Plan of Brandywine Pointe Subdivision, , Phase One, Section 2, of record in Plat Book 7900, Pages 170, 171 and 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Michael Kioschos, Jr. and wife, Amy E. Page by deed dated June 1, 2000 of record in Instrument No. 200006050055650, Register's Office for said County.

This instrument is executed on behalf of J. Michael Kioschos, Jr. by Amy E. Page as his attorney in fact pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20040323-0032591

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

This is improved property known as 605 Ward Circle, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16 day of ~~April, 2003.~~ March, 2004

J. Michael Kioschos by Amy E. Page
J.Michael Kioschos by Amy E. Page, attorney in fact

Amy E. Page
Amy E. Page

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Amy E. Page known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 16 day of March. 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

State of Tennessee
County of Williamson

On this 16th day of March, 2004, before me personally appeared Amy E. Page, the person executed the foregoing instrument on behalf of J. Michael Kioschos, and acknowledged that she executed the same as the free act and deed of the said J. Michael Kioschos, through Power of Attorney granted her by the said J. Michael Kioschos.

Notary Public 2-20-05

STATE OF TENNESSEE
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Sworn and subscribed before me on 3-16-04

Notary Public
My Commission Expires: 2-20-05