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

Our File Number: 17771D

Davidson County DEEDWARR
Recvd: 03/24/04 14:46 2 pgs
Fees:13.00 Taxes:545.75

20040324-0033495

MAP/GROUP/PARCEL:
026-02-0/018.00

NEW OWNER'S NAME AND ADDRESS:
CHARLES L. LISTER AND MARY E. LISTER
511 HANOVER COURT
GOODLETTSVILLE TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RYAN S. HACKETT, a married man, hereinafter called Grantor, does hereby transfer and convey unto CHARLES L. LISTER AND WIFE MARY E. LISTER, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 335 on the plan of Windsor Green, Phase II, Section III, as shown on Plat of record in Plat Book 6900, Page 845, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is improved property commonly known as 511 Hanover Court Goodlettsville TN 37072

Being the same property conveyed to the within named Grantor as of record in Book 10820, Page 508 Register's Office for Davidson County, Tennessee.

Subject property is investment property; Spouse of Ryan S. Hackett has never resided on subject property.

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 grantees 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ryan S. Hackett

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ryan S. Hackett, 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 19th day of March, 2004.

NOTARY PUBLIC

4-2004

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 $147,500.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of March, 2004.

NOTARY PUBLIC

4-2004

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