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

Our File Number: 18038G

MAP/GROUP/PARCEL:
128-14/106

NEW OWNER'S NAME AND ADDRESS:
Bryan A. Everett
Angela G. Ramler
8011 Regency Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 05/06/04 12:14 2pgs
Fees:13.00 Taxes:628.26
20040506-0051901

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Thomas E. Watts and Kimberly D. Watts, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto Bryan A. Everett and Angela G. Ramler, both unmarried, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28, on the Plan of Harpeth Park, Section Three, as shown on plat of record in Plat Book 4175, page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 8011 Regency Drive, Nashville, TN 37221.

BEING the same property conveyed to Grantors herein by deed of record in Book 11116, Page 834, 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.

Thomas E. Watts

Kimberly D. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Thomas E. Watts and Kimberly D. Watts, 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 Nashville, Tennessee, on this the 23rd day of April 2004.

NOTARY PUBLIC

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $169,800.00.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of April 2004.

NOTARY PUBLIC

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE