STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Rachel P. Neal
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2004.

Ruth M. Brock
Notary Public

My Commission Expires: 5/16/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lindsay Ann Davis
415 Hickory Glade
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 05/10/04 14:14 2pgs
Fees:13.00 Taxes:295.63
20040510-0053211

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
162-01-O-A-014.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spence Oliver and wife, Judy K. Oliver** hereinafter referred to as Grantors, hereby transfers and conveys to **Lindsay Ann Davis, unmarried** hereinafter referred to as Grantees, their heirs 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 Unit No. 14 on the Plan of Phase I, Hickory Glade, of record in Book 6250, Page 888 and 889, Register's Office for Davidson's County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver by Warranty Deed from William S. Oliver and wife, Julie A. Oliver of record in Book 10244, Page 264, Register's Office for Davidson County, Tennessee, dated October 29, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 415 Hickory Glade, Antioch, Tennessee 37013.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of April, 2004.

Spence Oliver

Judy K. Oliver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spence Oliver and Judy K. Oliver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2004.

Notary Public

My Commission Expires: 11/12/

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

10287-BW