This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/06/04 10:36 2pgs
Fees:13.00 Taxes:439.08
20040706-0079796

ADDRESS NEW OWNER:
Decha Middleton
305 Garden View Court
Antioch, Tennessee 37013

SEND TAX BILL TO:

New Owner

MORTGAGEE:

MAP	**162**
GROUP	**1**
PARCEL	**104**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank Oster** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Decha Middleton, an unmarried man** hereinafter called the "GRANTEE", his 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 Lot No. 15 on the Plan of Tusculum Gardens, Section One of record in Plat Book 4660, page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Frank Oster, Trustor by deed from Wayne Williams of record in Book 5956, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 305 Garden View Court, 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 30th day of June, 2004.

Frank Oster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank Oster** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2004.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~9/25/2004~~ 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $118,669.00.

Deborah L Cable
AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2004.

NOTARY PUBLIC

My Commission Expires:

10-3-06