WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Maria K. Pothast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 July, 2004

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/19/04 11:36 2pgs
Fees:13.00 Taxes:480.63
20040719-0085809

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Maria K. POTHAST
5909 Colchester Drive
Hermitage, TN 37076

Send Tax Bills To:
Guaranty Trust Company
Post Office Box 1218
Murfressboro, TN 37133-1218

Map Parcel No.
087-05-0-A-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, I, **Raphael Mark LOCHER, JR**, unmarried, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Maria K. POTHAST, unmarried**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 17, Phase I, Final Plat of Farmingham Woods, of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raphael Mark Locher, Jr, by deed from Murlin G. Chase and wife, Patricia A. Chase, of record in Book 10683, paghe 274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2003 in the amount of $1,133.76, Paid.

Taxes and assessments for the year 2004, a lien which is not yet due and payable.

All matters as shown on the Plan of Phase I, Final Plat of Farmingham Woods, of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee.

Eastment for Storm Drainage Detention Agreement of record in Book 8199, page 852, said Register's Office.

Declaration of Coventants, Conditions and Restrictions for Farmingham Woods, Phase I, including but not limited to easements, assignments, charles and liens contained in an instrument of record in Book 8238, page 176, Book 8251, page 533, Book 8423, page 784, Book 8424, page 426 and Book 8447, page 635, said Register's Office.

Quitclaim Deed to Farmingham Woods HOA of record in Book 8245, page 772 as corrected in Book 8210, page 341, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **5909 Colchester Drive, Hermitage, TN 37076**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 person 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 15th day of July, 2004.

GRANTOR:

Raphael Mark Locher, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Raphael Mark Locher, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 15th day of July, 2004.

NOTARY PUBLIC

My Commission expires: 10-18-04

JACKSON MOWELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.