Davidson County DEEDWARR
Recvd: 07/20/04 10:24 2pgs
Fees:13.00 Taxes:2146.00
20040720-0086317

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 580,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2004.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/27/04

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

Name and Address of New Owner:
Martha Katranis and Gary Todd Katranis
116 Maxwell Crossing
Brentwood, TN 37027

Send Tax Bills To:
Same

Map/Parcel Number:
160-8-Q-A-008.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Steven C. Wyer and wife, Barbara Wyer**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martha Katranis, unmarried and son, Gary Todd Katranis, unmarried** as joint tenants with rights of survivorship , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Maxwell Crossing of record in Plat Book 6250, Page 390 (incorrectly listed as Book 6250 Page 290 on the prior deed), Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Steven C. Wyer and wife, Barbara L. Wyer by Warranty Deed from David H. Montague and wife Donna Montague as Trustees U/A/D May 25, 1994 and individually recorded in Book 11191 Page 902, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6250, Page 390, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6867, Page 597; and Book 6522, Page 53 as recorded in the Register's Office for Davidson County, Tennessee.

A Plan of Record in Book 6250, Page 390, in said Register's Office, showing Owners Certificate, certain notes, easements, and set back lines.

An easement for Open Space and Drainage Area, Roadway Maintenance and Water Service Line Agreement of record in Book 6867, Page 597, said Register's Office.

A Sanitary Sewer Easement of record in Book 4940, Page 796, said Register's Office.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **116 Maxwell Crossing. Brentwood, TN 37027**

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. Grantors covenant with said 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 encumbrances 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.

Witness my/our hand(s) this the 15th day of July, 2004

Steven C. Wyer

Barbara Wyer

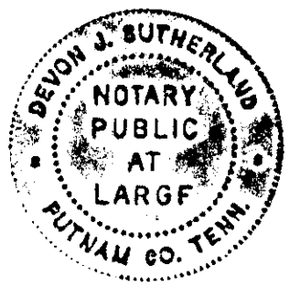
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Steven C. Wyer and wife, Barbara Wyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075