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This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040246

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/11/04 10:54 2pgs
Fees:13.00 Taxes:647.50
20040811-0097049

Send Tax Bills To:
NEW OWNER

New Owner is:
Gerhart C. Van Note
812 Aimes Court
Nashville, TN 37221

MAP: 126-15-0-A
PARCEL: 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dana Janssen and wife, Lacy Janssen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gerhart C. Van Note and wife, Jill Van Note**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Boone Trace at Biltmore, Section Three, a Planned Unit Development, as of record in Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to by Warranty Deed from Patricia A. Frias and wife, Anjanette Frias to Dana Janssen and wife, Lacy Janssen dated June 26, 2000, recorded July 20, 2000, in Instrument 200007200071788, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of August, 2004.

GRANTOR:

Dana Janssen by Shawn Hackett as Attorney-In-Fact

Dana Janssen by Shawn Hackett as Attorney-in-Fact

Lacy Janssen by Shawn Hackett as Attorney-In-Fact

Lacy Janssen by Shawn Hackett as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Shawn Hackett**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Dana Janssen and wife, Lacy Janssen and who acknowledged that he executed the same as free act and deed of the said Dana Janssen and wife, Lacy Janssen and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Dana Janssen and wife, Lacy Janssen, and appearing of record in Record Book _____, Page _____, of the said Register's Office of County, Tennessee.

Witness my hand and seal on this the 10 day of August, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Leslie S Harvey
Notary Public

My Commission Expires: My Commission Expires November 21, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Kristina Martinez
Affiant

SWORN TO and subscribed before me this 4 day of August, 2004.

Sandra S. Tomlin
NOTARY PUBLIC

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

My commission expires: 2-19-07