Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/17/04 10:04 2 pgs
Fees:13.00 Taxes:799.20
20040817-0099176

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 12 day of August 2004.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anna E. Withers	Tristar Bank	155-12-0-A/15.00
7228 Magnolia Hills Dr.	719 E. College St.	
Nashville, TN 37221	Dickson, TN 37055	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mike T. Cargile and wife Patricia A. Cargile hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Anna E. Withers and husband David G. Withers hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the plan of Final Plan of Magnolia Hills of record in Book 7900page 782 and amended in Book 7900 page 809 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mike T. Cargile and wife Patricia A. Cargile by deed from South Harpeth Construction Company, Inc. of record in Book 10089 page 898 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Final Plan of Magnilia Hills of record in Book 7900 Page 782 and amended in Book 7900 page 809 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9499 page 860 and in any allied instruments(s) referred to in said restrictions. 4) Restrictions of record in Book 9498, page 329, Register's Office for Davidson County, Tennessee

This property is improved property known as 7228 Magnolia Hills Dr., Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 12 day of August, 2004.

Mike T. Cargile

Patricia A. Cargile

By: Patricia A. Cargile - Mike

Mike T. Cargile
Attorney in Fact

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 Mike T. Cargile, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12 day of August, 2004.

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission expires: 4/21/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of August, 2004, before me personally appeared Mike T. Cargile to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patrica A. Cargile acknowledged that such person executed the same as the free act and deed of Patricia A. Cargile.

Notary Public

My Commission expires 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

FILE NO: 04543