STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13 day of July, 2004.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/27/04 12:30 2pgs
Fees:13.00 Taxes:984.20
20040827-0103847

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jayme Braun and Genevieve Mogan
905 S. Wickshire Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-09-0-A-133.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Olivier and wife, Kari E. Olivier** hereinafter referred to as Grantors, hereby transfers and conveys to **Jayme Braun and Genevieve Mogan** hereinafter referred to as Grantees, their 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. 133 on the Plan of Section Three, Banbury Crossing, of record in Plat Book 9700, page 665 and 666, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John D. Olivier and wife, Kari E. Olivier by warranty deed from The Jones Company of Tennessee, L.L.C. of record in Instrument #20030307-0030400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 9700, Page 665-666, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4148, page 261, Book 4693, page 961, Book 10369, page 48, Book 10962, page 516, Book 10970, page 943, Book 11218,

page 180, and Instrument No. 2001 052300 53234 and Instrument No. 2003 072801 05031, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 2002 061000 70239, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 11187, page 575, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 905 S. Wickshire Way, Brentwood, Tennessee 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 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 26th day of ~~July,~~ 2004.

John D. Olivier

Kari E. Olivier

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Olivier and wife, Kari E. Olivier, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2004.

Notary Public

DANETTE H. CANONICO

My Commission Expires: 7/7/06

Danette H. Canonico
MY COMMISSION # DD132122 EXPIRES
July 7, 2006
BONDED THRU TROY FAIN INSURANCE, INC.