File Box

This Instrument Prepared By:
Sam Sawyer, Attorney at Law
501 North Jackson Street
Tullahoma, Tennessee 37388

Real Property Tax Responsibility & Owner:
Mr. David L. Travis
402 Old Towne Drive
Brentwood, TN 37027

Tax Information:
Map & Parcel No: 160-16 -0-C 26.00CO

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, **Stephanie Sawyer (by and through my Attorney-in-Fact, Sam Sawyer),** have bargained and sold and by these presents do hereby transfer and convey unto **David L. Travis**, hereinafter referred to as "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of The Terraces at Brentwood Chase, as of record in Instrument No. 20001103-0109137, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Stephanie Sawyer by deed from Kelly R. Kincer dated January 2, 2004, of record in Instrument Number 20040109-0004155, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Stephanie Sawyer, has on this date caused this instrument to be executed in her name by Sam Sawyer pursuant to a Power of Attorney dated June 22, 2004, which is being recorded simultaneously herewith as Instrument No. _____, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND this 27 day of August, 2004.

Davidson County DEEDWARR
Recvd: 08/31/04 13:39 2pgs
Fees:13.00 Taxes:680.80
20040831-0105276

Stephanie Sawyer by Sam Sawyer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, **Sam Sawyer, acting as Attorney-in-Fact for Stephanie Sawyer,** the within named bargainor, and who acknowledged that he executed the foregoing instrument on behalf of **Stephanie Sawyer** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 27 day of August, 2004.

Barbara J. Suits
Notary Public

My commission expires: 1-26-05

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of August, 2004.

Notary Public

My commission expires:

My Commission Expires MAY 24, 2008