WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert J. Josllin, Jr.	nBank, N.A.	Map 064
4117 Brandywine Pointe Blvd.	136 Walton Ferry Road	Group 03-0B
Old Hickory, TN 37138	Hendersonville, TN 37075	Parcel 007.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gregory S. Gaines and wife, Gina P. Gaines

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert J. Josllin, Jr. and wife, Vicki L. Joslin

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 279, on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregory S. Gaines and wife, Gina P. Gaines by deed from James H. Wakefield, Jr. and wife, Mariea C. Wakefield of record in Instrument 20040423-0050196, said Register's Office, dated April 18, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8120, Page 170; Book 8120, Page 188; Book 8671, Page 484; Book 9010, Page 677; and Book 10721, Page 835, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 172; and (3) Ingress and Egress Easement for Boat Dock of record in Book 11108, Page 555, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4117 Brandywine Pointe Blvd., Old Hickory, TN 37138

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 31st day of August, 2004.

Gregory S. Gaines

Gina P. Gaines

Davidson County DEEDWARR
Recvd: 09/02/04 08:14 2pgs
Fees:13.00 Taxes:1868.50

20040902-0106113

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 Gregory S. Gaines and Gina P. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON