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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $102,600.00

Christopher Rose
Affiant

Subscribed and sworn to before me, this 31st day of August, 2004.

MARK BLAYNEY FREEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 09/04/2005

Notary Public
My commission expires: 9/4/05

02-0407-43344

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Rose	Guaranty Trust Company	162-09-0-076.00
272 Ash Grove	640 Broadmor Blvd., Suite 100	
Nashville TN 37211	Murfreesboro, TN 37129-1218	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Dewit, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Rose , hereinafter called the Grantees, their successors 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. 25, Section 1, on the Plan of Hickory View, of record in Book 5210, Page 221, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to James Dewit by deed dated 12/7/94 of record in Book 9562, Page 307, Register's Office for Davidson County, Tennessee. Nancy Dewit, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 272 Ash Grove, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/03/04 09:51 2pgs
Fees:13.00 Taxes:379.62

20040903-0106849

WITNESS my hand this 31st day of August, 2004.

James Dewit

Nancy Dewit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Dewit and Nancy Dewit, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of August, 2004.

Notary Public

MARK BLAYNEY LEECOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

My Commission expires 9/4/05