THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/09/04 15:40 2pgs
Fees:13.00 Taxes:518.00
20040909-0109286

SEND TAX BILLS TO:
Capital Bank and Trust
1820 West End Avenue
Nashville, TN 37203

MAP PARCEL NUMBERS:64-3-B-95.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st** day of **August, 2004**, by and between **Johnny Adair and Ginger L. Ecton, both unmarried**, party of the first part, and **Hugh Allan Ross Jr. and Leah Ross, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$140,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory County of Davidson, State of Tennessee:

Being Lot No. 193 on the Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Plat Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s);all particular exceptions from commitment go here regarding plat of record in Book 10649, page 488, Restrictive Convenants of record in, Book 8120, page 170, Book 9010, page 627, Book 9485, page 885, easements of record in Book 11108, page 555,charter of record for Brandywide Pointe in Book 9013, page 39 amended in Book 9117, page 71, by laws of record in Book 10721, page 835, Clubhouse Lease of record in Book 9128, page 615; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Being the same property conveyed to Dewey L. Lineberry by Warranty Deed from Johnny Adair and Ginger L. Ecton, Joint Tenants with Right of Survivorship of record in Instrument No. 200108030082884, dated 07/25/01, recorded 08/03/01, Register's Office of Davidson County, Tennessee.

The above reference property also known as 1160 Safety Harbor Cove.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Johnny Adair

Ginger L. Ecton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnny Adair and Ginger L. Ecton, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **31st** day of **August, 2004.**

My commission expires _____

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

PROPERTY ADDRESS:
160 Safety Harbor Cove
Old Hickory, TN 37138

New Owner and Address:
Hugh Allan Ross, Jr. and Leah Ross
604 Ward Circle
Old Hickory, TN 37138