THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18927G

MAP/GROUP/PARCEL: 155-16A/167

Davidson County DEEDWARR
Recvd: 09/28/04 14:29 2pgs
Fees:13.00 Taxes:999.00
20040928-0116754

NEW OWNER'S NAME AND ADDRESS:
John D. Kitch and Jaci L. Kitch
508 Leonard Ridge Court
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Randall Ellis and Jane A. Ellis, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto John D. Kitch and Jaci L. Kitch, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, Being Lot No. 182 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.
>
> The subject property is improved property commonly known as 508 Leonard Ridge Court, Nashville, TN 37221.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 10872, Page 835, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Randall Ellis

Randall Ellis

Jane A. Ellis

Jane A. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Randall Ellis and Jane A. Ellis, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 24th day of September 2004.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $270,000.00.

Sharon M. Garner

AFFIANT

Sworn to and subscribed before me, this the 24th day of September 2004.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006