This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 11/01/04 13:19 2pgs
Fees:13.00 Taxes:1905.50
20041101-0130808

ADDRESS NEW OWNER:
William T. Pearcy and Donna J. Pearcy
4125 Brandywine Point
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
SunTrust Mortgage, Inc.
201 Fourth Ave. N 7th Floor
Nashville, TN 37219

MAP 64-3
GROUP B
PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, James E. West and wife, Judy L. West,** have this day bargained and sold, and do hereby transfer and convey unto **William T. Pearcy and wife Donna J. Pearcy,** certain land situated in Wilson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 277, on the Plan of Phase One, Section Two, Revised, Brandywine Pointe Subdivision, as shown on plat of record in Plat Book 7900, page 172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. West and wife, Judy L. West by Deed of record in Book 11031, Page 529, recorded 07/23/1998, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 7900, Page 172, restrictions of record in Book 8120, Page 188, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of October, 2004.

James E. West

Judy L. West

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James E. West and wife, Judy L. West**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 515,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN.