THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23535-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 17th day of November, 2004. Notary Public My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Craig B. Dever, Kelly Rasbury 721 Winsley Place Brentwood, TN 37027	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.172.13-0A Parcel No. 080.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael P. Curtis and Margaret R. Curtis**, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig B. Dever unmarried and Kelly Rasbury, unmarried** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 721 Winsley Place, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of November, 2004.

Michael P. Curtis by J. Michael Morgan A.I.F.
Michael P. Curtis
By J. Michael Morgan, as his Attorney in Fact

Margaret R. Curtis by J. Michael Morgan A.I.F.
Margaret R. Curtis
By J. Michael Morgan, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Michael P. Curtis and Margaret R. Curtis as their Attorney-In-Fact, and as the free act and deed of the within of Michael P. Curtis and Margaret R. Curtis as their Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of November, 2004.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/29/04 15:57 2pgs
Fees:13.00 Taxes:1036.00

20041129-0141746

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Two Williams Grove, as of record in Plat Book 9700, page 902-906, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael P. Curtis etux Margaret R. Curtis by deed dated 9/7/2000 from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20001003-0098086, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantee.
2. Dedication of common area to Williams Grove Homeowners Association, Inc. of record in Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Williams Grove Homeowners Association, Inc. of record in Book 10741, page 671, amended in Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 902-906, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.