(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of November, 2004.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
EXPIRES: OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/01/04 13:47 2pgs
Fees:13.00 Taxes:480.63
20041201-0143081

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gina James
905 Wellfleet Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
150-7-503

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debby A. Tibaldo, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Gina James, unmarried,** hereinafter referred to as Grantees, their heirs 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 Number 392 on the Plan of Towne Village of the Country, Section Five of record in Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debby A. Tibaldo, unmarried by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20020722-0087816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6767, Page 456, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for water mains of record in Book 7477, Page 782, Register's Office for Davidson County, Tennessee.

Deed of conveyance for sanitary sewer of record in Book 7477, Page 753, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 905 Wellfleet Court, Antioch, Tennessee 37013.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 22nd day of November, 2004.

Debby A. Tibaldo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debby A. Tibaldo, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL K. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

11704-BP