STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of November, 2004.

Notary Public

My Commission Expires: 11/11/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 13:52 2pgs
Fees:13.00 Taxes:573.50
20041201-0143089

ADDRESS NEW OWNER(S) AS FOLLOWS:
Johnny Darden
5617 Murphywood Crossing
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

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, **Brian Randolph and wife, Anne E. Randolph** hereinafter referred to as Grantors, hereby transfers and conveys to **Johnny L. Darden, married** 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 No. 73 on the Plan of Ashford Crossing, Section Three, a Planned Unit Development of record in Plat Book 9700, Page 545, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian Randolph and wife, Anne E. Randolph by warranty deed from Michael Mezack and Steve Klimek of record at Instrument No. 20030904-0128920, Register's Office for Davidson County, Tennessee, dated August 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee.

Book 10717, Page 97, Book 11455, Page 769, and Instrument No. 200010180103441 and 200104180038191, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9651, Page 895, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9651, Page 925, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not 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 5617 Murphywood Crossing, 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 29th day of November, 2004.

Brian Randolph

Anne E. Randolph

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 Brian Randolph, 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 29th day of November, 2004.

Notary Public

My Commission Expires: 11.22.05

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 Anne E. Randolph, 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 29th day of November, 2004.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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