Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1511

Davidson County DEEDWARR
Recvd: 12/22/04 12:58 2pgs
Fees:13.00 Taxes:884.30
20041222-0152224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jill Bergesen House and husband, Richard A. House, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ryan Clark Winters and wife, Stacie Ann Winters, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 42, on the Plan of Phase 2-A, Walden Woods, of record in Instrument 200005120048112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jill Bergesen House and husband, Richard A. House by deed dated April 5, 2001 in Instrument No. 20010409-0034852, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 721 Wyntree North, Hermitage TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of December, 2004

Jill Bergesen House

Richard A. House

State of Tennessee)
County of Davidson)

On this 15th day of December, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jill Bergesen House and Richard A. House, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 239,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of December, 2004.

Notary Public

My Commission Expires: 11/24/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NEW OWNER:
Ryan Clark Winters
721 Wyntree North
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Countywide Homeloans
2021 N. Gallatin Rd. Ste 280
Madison, TN 37115

TAX MAP-PARCEL #:
75-16-A-63CO