THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

~~Realty Title~~
~~213 Ward Circle Suite 200~~
~~Brentwood, TN 37027~~

Key Title & Escrow Services, Inc.
213 Ward Circle, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/12/05 11:46 2 pgs
Fees:13.00 Taxes:684.13

20050112-0004476

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Natasha Bellrey
Affiant

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

Notary Public
My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
James Mark Welch
105 Walking Horse Court
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NUMBERS:
72-08-B-12

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK KRYZANOWSKY and wife, LAURA E. KRYZANOWSKY f/k/a LAURA D. EDMONDS,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JAMES MARK WELCH, unmarried,** hereinafter referred to as Grantee(s), his/her/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. 12 on the Plan of Bridle Downs, Phase One Revised of record in Book 6900, Page 701-703 and corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to MARK KRYZANOWSKY and LAURA D. EDMONDS, both unmarried by Warranty Deed from KENNETH T. CALDWELL and wife, KRISTINA CALDWELL of record as Instrument No. 20020702-0079300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **105 Walking Horse Court, Nashville, TN 37211.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 December, 2004.

Mark Kryzanowsky
MARK KRYZANOWSKY

Laura E. Kryzanowsky
LAURA E. KRYZANOWSKY

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MARK KRYZANOWSKY** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of December, 2004.

S Dobbs
Notary Public

My Commission Expires: 11/11/2014

STATE OF ARKANSAS
SHIRLEE DOBBS
NOTARY PUBLIC
BENTON COUNTY
My Comm Exp. 11-11-2014

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LAURA E. KRYZANOWSKY f/k/a LAURA D. EDMONDS** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 29TH day of December, 2004.

S Dobbs
Notary Public

My Commission Expires: 11/11/2014

STATE OF ARKANSAS
SHIRLEE DOBBS
NOTARY PUBLIC
BENTON COUNTY
My Comm Exp. 11-11-2014