This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040686

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
First Horizon Home Loan Corp.
P.O. Box 7481
Springfield, OH 45501

Davidson County DEEDWARR
Recvd: 01/24/05 12:50 3 pgs
Fees:18.00 Taxes:2184.50
20050124-0008598

New Owner is:
Kriste Goad and Dan Wilson
116 Maxwell Crossing
Brentwood, TN 37027

MAP: 160-08-O-A
PARCEL: 8.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Martha Katranis unmarried, and Gary Todd Katranis**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kriste L. Goad joined by her husband, Dan Wilson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Maxwell Crossing of record in Plat Book 6250, page 390 (incorrectly listed as Book 6250, page 290 on the prior Deed), Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Martha Katranis, unmarried and son, Gary Todd Katranis, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Steven C. Wyer and wife, Barbara Wyer dated 7/15/04, recorded 7/20/04, in Book 200407200086317. Register's Office for Davidson County, Tennessee.

Subject to conditions, easements, restrictions, and/or building set back lines that appear on the plat of record in Plat Book 6250, page 390, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6867, page 597; and Book 6522, page 53, as recorded in the Register's Office for Davidson County, Tennessee.

A Plat of Record in Book 6250, page 390, in said Register's Office, shown Owners Certificate, certain notes, easements, and set back lines.

An easement for Open Space and Drainage Area, Roadway Maintenance and Water Service Line Agreement of record in Book 6867, page 597, said Register's Office.

A Sanitary Sewer Easement of record in Book 4940, page 796, said Register's Office.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 Maxwell Crossing, Brentwood, TN 37027.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of January, 2005

GRANTOR:

Martha Katranis

Martha Katranis

Gary Todd Katranis

Gary Todd Katranis

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Charlotte)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Martha Katranis unmarried, and Gary Todd Katranis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12 day of January, 2005

Deborah A Page
Notary Public

My Commission Expires:_____

Deborah A. Page
My Commission DD224617
Expires October 13, 2007

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of January, 2005.

NOTARY PUBLIC

My commission expires:

MELISSA A. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED