STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Carmen Coats
Affiant

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2005.

Leila F Schmeisser
Notary Public

My Commission Expires: 6/21/2008

Davidson County DEEDWARR
Recvd: 02/18/05 08:48 2 pgs
Fees:13.00 Taxes:434.75
20050218-0018425

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wilson Ennis, III
1733 Luton Drive
LaVergne, Tennessee 37085

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
87.09-31.00

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, **Heino Moeller** hereinafter referred to as Grantors, hereby transfers and conveys to **Wilson Ennis,III** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 228 on the Plan of Valley Grove, Section 9, as of record in Plat Book 5200, Page 605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heino Moeller by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record at Instrument No. 20020716-0085465, Register's Office for Davidson County, Tennessee, dated July 10, 2002.

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 5200, Page 605, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5815, Page 992, Book 5909, Page 699, Book 6011, Page 300, Book 6011, Page 304, Book 6096, Page 283, Book 6096, Page 287, Book 6096, Page 291, Book 6112, Page 277, Book 6112, Page 281, Book 6112, Page 285, Book 6139, Page 439, Book 6139, Page 443, Book 6262, Page 521, Book 6262, Page 525, Book 6290, Page 216, Book 6290, Page 220, Book 6291, Page 410, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, has been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4632 and 4634 Forest Ridge Drive, Hermitage, Tennessee 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 **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 31st day of January, 2005.

Heino Moeller

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 Heino Moeller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 31st day of January, 2005.

Notary Public

My Commission Expires: 1/22/08

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