STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of February, 2005.

_____
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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/22/05 14:56 2 pgs
Fees:13.00 Taxes:573.13
20050222-0019292

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Bruce
760 Harpeth Parkway W
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Access National Mortgage
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

MAP-PARCEL NUMBERS:
142-14-0-144

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, **David L. Bibee, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason Bruce, unmarried,** 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:

Situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Park West, as of record in Book 4715, Page 16, 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 David L. Bibee by Warranty Deed from Heirs at Law of Donald L. Floth, Deceased, being Deborah Floth Medeiros, Carolyn Floth Strickland and Susan Floth Clark of record in Instrument No. 20040914-0110641, Register's Office for Davidson County, Tennessee, dated September 10, 2004.

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 4715, Page 16, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4739, Page 874, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. 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 760 Harpeth Parkway W, Nashville, Tennessee 37221.

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 18th day of February, 2005.

David L. Bibee

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 David L. Bibee, 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 18th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

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

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