Davidson County DEEDWARR
Recvd: 02/23/05 14:44 2 pgs
Fees:13.00 Taxes:181.30
20050223-0019848

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20071J

MAP/GROUP/PARCEL:
149-05-0-171.00

NEW OWNER'S NAME AND ADDRESS:
TIMOTHY R. BREWER
140 RIVERWOOD DRIVE
HENDERSONVILLE, TENNESSEE 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARK WILLIAMS, A MARRIED MAN, hereinafter called Grantor, do hereby transfer and convey unto TIMOTHY R. BREWER, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which reference is made for a more particular description of said property.
>
> The subject property is commonly known as 4745 TERRAGON TRAIL, Antioch, TN 37013.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No: 20050217-0018243, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MARK WILLIAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MARK WILLIAMS, A MARRIED MAN, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $49,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE