This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/24/05 14:19 2 pg
Fees:13.00 Taxes:556.10
20050224-0020650

ADDRESS NEW OWNER:
Doug Zachary Trustee
ENCHANTED HILLS TRUST
P. O. Box 1516
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 58-24
PARCEL 34.00
13DA-54705

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOLUTION HOME BUYERS, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Doug Zachary Trustee, ENCHANTED HILLS TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 144, on the Plan of Enchanted Hills, Section V, of record in Plat Book 3700, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to SOLUTION HOME BUYERS, INC., by Final Deed of Divorce, from Patricia A. Howard, of record in Book 11714, Page 680, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to mortgage payable to Countrywide Mortgage of record in INST: 20010720-0077015; and judgment of record in INST: 20040928-0116854, said Register's Office.
2005 Taxes assumed by buyer.

This is improved property known as 4385 Enchanted Circle, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doug Zachary, Trustee, ENCHANTED HILLS TRUST, its successors and assigns, forever; and SOLUTION HOME BUYERS, INC. do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of February, 2005.

SOLUTION HOME BUYERS, INC.

Sean R. Queen, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sean R. Queen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 22nd day of February , 2005.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,296.53.

AFFIANT

Subscribed and sworn to before me this 22nd day of February, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008