WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 14:24 2 pgs
Fees:13.00 Taxes:527.25

20050322-0031262

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 142,500.00

Amanda McClark
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MARCH, 2005.

NOTARY PUBLIC

My Commission Expires 9/20/08

AM LEATHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00642

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jonathon E. Small	New Owner	MAP:162-13 A
2320 Green Trails		Parcel:19.00 CO.
Antioch, TN 37013	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL R. GERMAN AND WIFE, TOMICKA L. GERMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JONATHON E. SMALL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2320 Green Trails, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands hand on the 18th day of March, 2005.

Samuel R. German
Samuel R. German

Tomicka L. German
Tomicka L. German

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SAMUEL R. GERMAN AND TOMICKA L. GERMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 18th day of March, 2005.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC LARGE WILLIAMSON COUNTY TN MY COMMISSION EXPIRES MAY 11, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 19, GREENWOOD SUBDIVISION, PHASE ONE, as shown on plat of record in Instrument No. 20000922-0094259, as amended in Instrument No. 20010605-0058472 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Mt. View, LLC, a Tennessee Limited Liability Company to Samuel R. German, a married man as recorded on the 5th day of September, 2002 in Instrument No. 20020905-0107307 re-recorded at Instrument No. 20021014-0125841 and Quitclaim Deed from Samuel R. German to Tomicka L. German as recorded on the 28th day of January, 2005 in Instrument No. 20050128-0010573, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.