Send Tax Statements To:
Scott Steven Breece
6124 Tuckaleechee Lane
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:
SAME

Davidson County DEEDWARR
Recvd: 04/11/05 14:14 2 pgs
Fees:13.00 Taxes:640.10
20050411-0039822

From Information Furnished By
The Parties

Map 181-03-A
Parcel 79.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, the undersigned, **JAMES D. MIZE AND MELINDA S. MIZE, HUSBAND AND WIFE,** have this day bargained and sold and do hereby transfer and convey unto **SCOTT STEVEN BREECE, JR., A SINGLE MAN**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 79 on the plan of Section Two, Indian Creek Estates, according to the plat of record in Book 9700, page 558 & 559, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James D. Mize and Melinda S. Mize, Husband and Wife, by deed from Fox Ridge Home, Inc. executed on September 3, 1999 and recorded in Book 11657, page 144, in the Register's Office of Davidson County, Tennessee.

Said property is subject to any and all matters set out in plat of record in Book 9700, page 588 & 559; to Declaration of Covenants, Restrictions and Conditions contained of record in Book 10752, page 553, Book 11708, page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505 and in Instrument No. 20050118-0006063; By-Laws in Exhibit C of Declaration of Covenants Restrictions and Conditions and in Book 11033, page 509 and in Instrument No. 20000727-0074153; to a Charter of Homeowner's Association as of record in Book 11031, page 79; a Quitclaim Deed for Common Area as of record in Book 11033, page 519; to an easement for family cemetery of record in Book 6549, page 403; to a storm water detention agreement of record in Book 10729, page 380; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SCOTT STEVEN BREECE, JR.,** his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes, which taxes have been prorated between the parties and are assumed by the Grantee.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of March, 2005.

JAMES D. MIZE

MELINDA S. MIZE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAMES D. MIZE AND WIFE, MELINDA S. MIZE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRNTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 31st day of March, 2005.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES
4-22-07

A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
4-22-07

SWORN to and subscribed before me,
this the 31st day of March, 2005.

NOTARY PUBLIC
My Commission Expires: _____

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
4-22-07