STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2005.

Notary Public

My Commission Expires: 4/2/07

MY GROSS MAKE NOTARY PUBLIC

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 04/21/05 12:53 2 pg
Fees:13.00 Taxes:1374.55
20050421-0044522

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marvin Wynn and Patricia Wynn
108 Osprey Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-10-0-B-095.00CO

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, **Brian S. Sanderson and wife, Kimberly H. Sanderson** hereinafter referred to as Grantors, hereby transfers and conveys to **Marvin Wynn and wife, Patricia Wynn** 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Christiansted Valley, Phase I, Revision I of record at Instrument No. 200002150015149 and at Instrument No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Sanderson and wife, Kimberly Sanderson by Warranty Deed from Pete W. Harris d/b/a Harris Homes of record at Instrument No. 20010524-0053848, Register's Office for Davidson County, Tennessee, dated May 16, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

12581-DW

From: Carolyn James To: Carolyn 04/14/2005 09:13 6153463727 SIDWELL&BARRETT Date: 4/14/2005 Time: 9:22:24 AM PAGE 05/13

The Plan of record in Plat at Instrument No. 200002150015149, 200002150015150 and revised 200102090012852, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 199912210305559 and 200007280074515, Register's Office for Davidson County, Tennessee.

Charter of record at Instrument No. 199912210305561, Register's Office for Davidson County, Tennessee.

Detention Agreement of record in Book 11628, Page 3, Register's Office for Davidson County, Tennessee.

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 108 Osprey Court, Nashville, Tennessee 37211.

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 20th day of April, 2005.

Brian S. Sanderson

Kimberly H. Sanderson

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 Brian S. Sanderson and Kimberly H. Sanderson, 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 20th day of April, 2005.

Notary Public

My Commission Expires: 11/7/08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

12581-BW