STATE OF TENNESSEE
COUNTY OF WILLIAMSON

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2005.

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/05/05 10:41 3 pgs
Fees:18.00 Taxes:1332.00
20050505-0050585

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey A. Sanborn
5886 East Ashland Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
145-09-0-009

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, **Mike S. Natvig and wife, Kelly D. Natvig** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeffrey A. Sanborn and Lela Star Sanborn, husband and wife** , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Otter Creek Hills, as shown on plat of record in Plat Book 2900, page 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete particular description.

Being the same property conveyed to Mike S. Natvig and wife, Kelly D. Natvig by Warranty Deed from Ed Link Hessey and wife, Dana Fite Hessey of record in Instrument No. 20000612-0058288, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 2900, Page 110, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 5886 East Ashland Drive, Nashville, Tennessee 37215.

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 29th day of April, 2005.

Mike S. Natvig by Kelly Natvig, Atty. in Fact
Mike S. Natvig

Kelly D Natvig
Kelly D. Natvig

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 Kelly D. Natvig, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mike S. Natvig and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2005.

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Notary Public

My Commission Expires: 11.22.05

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

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 Kelly D. Natvig, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2005.

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Notary Public

11-22-05

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