THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20446B

Davidson County DEEDWARR
Recvd: 05/06/05 09:10 2 pgs
Fees:13.00 Taxes:456.95
20050506-0051112

MAP/GROUP/PARCEL:
026-07-0/176.00

NEW OWNER'S NAME AND ADDRESS:
CLARK J. HASTINGS AND CATHERINE R. HASTINGS
136 BUCKINGHAM COURT
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CHRISTOPHER C. JAGGERS and MELISSA A. JAGGERS, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto CLARK J. HASTINGS and CATHERINE R. HASTINGS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 260 ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION II, OF RECORD IN PLAT BOOK 6900, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 136 BUCKINGHAM COURT, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200005110047505, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHRISTOPHER C. JAGGERS

MELISSA A. JAGGERS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER C. JAGGERS and MELISSA A. JAGGERS, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of APRIL, 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $123,500.00.

AFFIANT

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

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08