WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 10:04 2 pgs
Fees:13.00 Taxes:443.63

20050601-0061491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: MARCH 14, 2007

(AFFIX SEAL)

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 3-14-07

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Napier (NAME)	Realty Mortgage Corporation (NAME)	MAP 74-4
and Jeremy S. Napier		
808 Hermitage Ridge Drive (ADDRESS)	7000 Executive Center Dr. #200 (ADDRESS)	PARCEL 36
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, T & S Investments, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin M. Napier and Jeremy S. Napier

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

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot 9 on the revised plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T & S Investments by Special Warranty Deed from Countrywide Home Loans, Inc., of record in Instrument No. 20040203-0013012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4820, PAGE 64 ADN BOOK 4960, PAGE 506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERMITAGE HILS, SECTION 12, OF RECORD IN BOOK 4675, PAGE 125 AND BOOK 5068, PAGE 667, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved (X) property, known as 808 Hermitage Ridge Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 s this 24th day of May 2005

Lea Turner, Partner
T & S Investments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T & S Investments

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

State of Tennessee

County of Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Maynard Wayne Stevens and Lesa Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be Partners of T & S Investments, a Tennessee General Partnership, and that they, as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by themselves as Partners.

Witness my hand and seal at Madison, Tennessee, this the 24th day of May, 2005.

My commission expires: 3/25/2006

Notary Public

DIANNE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006