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

Our File Number: 20898G

MAP/GROUP/PARCEL:
132-10/4

NEW OWNER'S NAME AND ADDRESS:
J. William Staggs and Nicole E. Staggs
851 Pasadena Dr
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

Return To:

Middle Tennessee Escrow Company
118 Boyd Lane
Suite 102
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/03/05 12:43 2 pg:
Fees:13.00 Taxes:1369.00
20050603-0063396

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, AUSTIN B., KEMP AND KRISTAN KEMP (FORMERLY KNOWN AS KRISTAN A. BASKIN), HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto J. WILLIAM STAGGS AND NICOLE E. STAGGS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. B, on the Plan of Springdale Estates, as shown on plat of record in Plat Book 1835, page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 851 Pasadena Drive, Nashville, TN 37207.
>
> BEING the same property conveyed to Grantors herein by deed of record in Instrument 20020402-0039549, Register's Office for Davidson County, Tennessee.
>
> Kristan Kemp is one and the same person as Kristan A. Baskin.

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.

Austin B. Kemp

Kristan Kemp, formerly known as Kristan A. Baskin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Austin B. Kemp and Kristan Kemp, 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 Nashville, Tennessee on this the 27th day of May 2005.

NOTARY PUBLIC
expires: 11/24/07

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $370,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of May 2005.

NOTARY PUBLIC

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN