Davidson County DEEDWARR
Recvd: 06/07/05 09:53 2 pg
Fees:13.00 Taxes:677.10
20050607-0064826

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

Our File Number: 20712D

MAP/GROUP/PARCEL:
096-05/C/003.00

NEW OWNER'S NAME AND ADDRESS:
Paul W. Sexton
162 Spring Valley Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Debora A. Dias, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Paul W. Sexton, a married man, his heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE MAP OF A RESUBDIVISION OF PART OF LOT NO. 96, OF BLUEFIELDS, OF RECORD IN BOOK 2330, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 162 Spring Valley Road Hendersonville, Tennesssee 37214.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 200504060037521, 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. Grantor covenants with grantees that she is 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.

GRANTOR further covenants and binds herself, her 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.

Debora A. Dias

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Debora A. Dias, with whom I am personally acquainted, and made oath that she 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 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $183,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE