THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/07/05 10:01 2 pg
Fees:13.00 Taxes:599.40
20050607-0064831

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Preston Bostwick, Jr. 7236 Legacy Drive Antioch, TN 37013	NEW OWNER	P/O182-00-0-012.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me this 26th day of May, 2005

Notary Public
My Commission Expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Greenvale Construction, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Preston Bostwick, Jr. And Wife, Paige Bostwick**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being all of Lot No 253, on the Final Plat, Old Hickory Hills, Phase Two - Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to Greenvale Construction, LLC by Warranty Deed from Old Hickory Hills, LLC dated 05/20/04 and of record in Instrument No. 200405260062198 and further being portion of the same property conveyed to Old Hickory Hills, LLC by Warranty Deed dated December 30, 1999 of record in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Instrument No. 20040420-0044507Register's Office for Davidson County. Subject to the Easement for United Telephone of record in Instrument No. 20020123-0009339, Registers Office for Davidson County, Tennessee Subject to the Declaration of Covenants, Restrictions and Conditions and By-Laws of record in Instrument No. 20020116-0006750, Register's Office for Davidson County Tennessee. Subject to the Surveyors Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee Subject to the Charter of HOA of record in Instrument No. 20020123-000941, Regiser's Office for Davidson County, Tennessee. Subject to the Boundary Plat of record in Book 11190, Page 65, Registers Office for Davidson County Tennessee Subject to the Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee. Subject to the Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and in Instrument No. 20030226-0025749, Registers Office for Davidson County, Tennessee. Subject to the Sanitary

Sewer / Storm Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS 7236 Legacy Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 26th day of May, 2005

Greenvale Construction, LLC

BY _____
Authorized Agent

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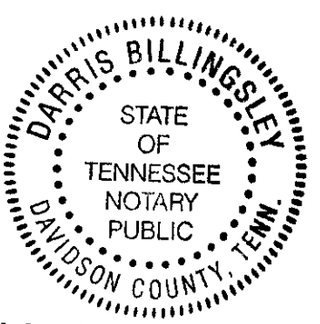
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Authorized Agent of Greenvale Construction, LLC the within named bargainor, and that as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Authorized Agent

Witness my hand and seal, at office in Tennessee, this the 26th day of May, 2005

_____
NOTARY PUBLIC

My Commission Expires:_____



My Commission Expires NOV. 22, 2008