This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PREPARED BY & RETURN TO:
PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ADDRESS NEW OWNER:
Sharon Vineyard
5945 Fireside Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Taylor Bean & Whitaker Mortgage Corp.
23422 Mill Creek Drive, Suite 120
Laguna Hills, CA 92630

MAP 160-16
GROUP
PARCEL 63

Davidson County DEEDWARR
Recvd: 06/15/05 10:29 2 pgs
Fees:13.00 Taxes:973.10
20050615-0068288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles T. Reich and wife, Martha P. Reich,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Sharon Vineyard, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of **Lot No. 66 on the Plan of Revised Phase 6 Hearthstone**, according to survey and plat of same appearing of record in Plat Book 6900, page 254, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles T. Reich and wife, Martha P. Reich by deed from Radnor Homes, Inc. of record in Book 7388, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **5945 Fireside Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **10th** day of **June, 2005.**

Charles T. Reich

Martha P. Reich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles T. Reich and wife, Martha P. Reich**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of June, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $263,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of June, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: ~~1/29/2006~~ 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 28, 2007