STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of June, 2005.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/27/05 14:45 2 pgs
Fees:13.00 Taxes:647.50
20050627-0073711

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan Jarvis and Hillary Jarvis, wife
1273 Brentwood Highlands Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-4-A-07300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Katina and wife,Christine M. Katina,** hereinafter referred to as Grantors, hereby transfers and conveys to **Jonathan Jarvis and wife, Hillary Jarvis,** hereinafter referred to as Grantees, their 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 Lot No. 96 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 20002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christine M. Conway by Warranty Deed from NVR, INC., T/A Ryan Homes, a Virginia corporation, of record in Instrument No. 20020529-0064960, Register's Office for Davidson County, Tennessee, dated, May 24, 2002. Christine M. Conway n/k/a Christine M. Katina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 11189, Page 612, Book 11356, Page 815, and Book 11629, Page 906, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer of record in Book 7461, Page 773, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer of record in Book 7461, Page 805, Register's Office for Davidson County, Tennessee.

6. Easement for Access of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

7. Easement for Bell South of record in Book 11608, Page 467, Register's Office for Davidson Coutny, Tennessee.

8. Quitclaim Deeds for Open Space of record in Book 11629, Page 909 and Instrument No. 200004070035205, Register's Office for Davidson County, Tennessee.

9. Homeowners' Association Charter of record in Book 11595, Page 872, Register's Office for Davidson County, Tennessee.

10. By-Laws of record in Book 11356, Page 840, Register's Office for Davidson County, Tennessee.

11. Any and all visible easements lying on or across the property.

12. Rights or claims of parties in possession not shown by the public records.

13. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1273 Brentwood Highlands Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 23rd day of June, 2005.

James Katina

Christine M. Katina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Katina and wife, Christine M. Katina, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2005.

Notary Public

My Commission Expires: 11/2/05

12865-NW