Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-[illegible] My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $163,225.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires:

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Travis Otto | First Franklin, a Division of | 063-16-0-B-222.00CO |
| 1468 Aaronwood Drive | 112 Town Park Dr. Suite G150 | |
| Old Hickory TN 37138 | Kennesaw, GA 30144 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen B. Davis, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Travis Otto, hereinafter called the Grantees, their successors 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. 304 on the plan of Hampton Park (formerly Chitwood Downs), of record in Plat Book 6900, Page 550-552, and as corrected in Book 7462, Page 4451, and as amended in Book 8110, Page 401, and Book 8181, Page 112, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen B. Davis by deed Form Fox Ridge Homes, Inc., dated 3/31/99, recorded 4/6/99, of record in Book 11417, Page 303, said Davidson County, Tennessee.

The subject property is not now, nor will be it, the principal residence of the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1468 Aaronwood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/08/05 08:01 2 pgs
Fees:13.00 Taxes:603.93
20050708-0078791

WITNESS my hand this 30th day of June, 2005.

Karen B Davis

Karen B. Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen B. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of June, 2005.

Katherine Lee

State of Tennessee at Large

My Commission expires

9/22/07

