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

Davidson County DEEDWARR
Recvd: 07/21/05 10:34 2 pgs
Fees:13.00 Taxes:508.90
20050721-0084822

Our File Number: 21024B

MAP/GROUP/PARCEL:
122-01-0-A/249.00 CO.

NEW OWNER'S NAME AND ADDRESS:
BOOKER T. FLOYD AND EDITH W. FLOYD
48 FAWN CREEK PASS
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN J. KOSS, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto BOOKER T. FLOYD and EDITH W. FLOYD, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 24 ON THE PLAN OF WOODLAND POINT TOWNHOMES, PHASE III, OF RECORD IN INSTRUMENT NO. 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The subject property is commonly known as 48 FAWN CREEK PASS, Nashville, TN 37214.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #20030103-0001067 & Deed of Correction of record in Instrument #___20050721-0084821___, 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 they are 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 covenant and binds himself, his 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.

JOHN J. KOSS
by: Wayne Turner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne Turner, to me known to be the person who executed the foregoing instrument in behalf of John J. Koss, and acknowledged that he executed the same as the free act and deed of the said John J. Koss, pursuant to a Power of Attorney which appears of record in Record Book , Page , in the Register's Office for Sumner County, Tennessee.

Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $137,540.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of July 2005.

NOTARY PUBLIC

My Commission Expires:

CURVINA BOSEMAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN — My Commission Exp. March 21, 2009