PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/28/05 11:30 3 pg
Fees:18.00 Taxes:629.00

20050728-0088293

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of July, 2005, by and between BILLIE J. RANDOLPH, UNMARRIED, hereinafter called Grantor, and SAUNDRA P. EVERSOLE and TIMOTHY W. EVERSOLE, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BILLIE J. RANDOLPH, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto SAUNDRA P. EVERSOLE and TIMOTHY W. EVERSOLE, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7148 LAMA TERRA DRIVE, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Billie J. Randolph

BILLIE J. RANDOLPH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BILLIE J. RANDOLPH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 25th day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

SAUNDRA P. EVERSOLE and TIMOTHY W. EVERSOLE
7148 LAMA TERRA DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

7148 LAMA TERRA DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Person Responsible for Taxes:

ABN AMRO MORTGAGE GROUP, INC.
2600 W. BIG BEAVER RD.
TROY, MICHIGAN 48084

Map & Parcel #: MAP 16, PARCEL 201

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$170000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Timothy W Eversole
Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-279J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Ridgeview Estates, Section Two, Phase I, of record in Book 6900, page 181, 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 Billie J. Randolph, Unmarried, by Warranty Deed from Ricky L. Taylor and wife, Patti G. Taylor, of record in Instrument Number 20020506-0055120, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 16, PARCEL 201).

2. All matters as set forth on the Plan of Ridgeview Estates Section Two, Phase 1, of record in Plat Book 6900, page 181, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive covenants as contained in instrument of record in Book 7104, page 593, Register's Office for DAVIDSON County, Tennessee.