Jack Case Wilson Title Associates, LLC
2100 Executive Center Blvd.
Suite 150
Brentwood, TN 37027
B-4552

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

Davidson County DEEDWARR
Recvd: 08/03/05 08:44 2 pg
Fees:13.00 Taxes:1850.00
20050803-0090662

ADDRESS NEW OWNER:
James G. Naiser
2306 Castleman Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:
mortgagee

MORTGAGEE:
Countrywide Home Loans
4500 Park Granada
Calabasas, CA 91302

MAP **131-1**
GROUP
PARCEL **36.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Valerie I. Volkert, Trustee of the Valerie I. Volkert Revocable Living Trust Agreement dated January 28, 1998** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James G. Naiser and wife, Susan W. Naiser**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Russwood Heights Subdivision of record in Book 2133, pages 12 & 13, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Valerie I. Volkert, Trustee of the Valerie I. Volkert Revocable Living Trust Agreement dated January 28, 1998 by Quitclaim Deed from Valerie Volkert of record in Book 10774, page 784, Register's Office for Davidson County, Tennessee. Having been the same property conveyed to Valerie Volkert by deed of record in Book 10111, page 893, said Register's Office.

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 2306 Castleman Drive, Nashville, Tennessee 37215.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 1st day of June, 2005.

By: Valerie I. Volkert, Trustee
Valerie I. Volkert, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I. Volkert,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the **Trustee** of **The Valerie I. Volkert Revocable Living Trust Agreement dated January 28, 1998,** the within named bargainor, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st 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 $500,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2005.

NOTARY PUBLIC

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires:

6-22-08