WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/05 10:21 2 pgs
Fees:13.00 Taxes:499.13

20050805-0092327

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF June 2005

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07

(AFFIX SEAL)

LISA M. VASE NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 Cude Lane Madison TN 37115**

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Jeff Horvath	Same as owner	~~87-31-CO~~
PO Box 653	Same as new owner	087-05-0 A Group
Lebanon, TN 37088		031.00 Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kowaliga M. Higham**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Horvath**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAIVDSON COUNTY, TENNESSEE, BEING LOT NO, 31 ON THE PLAN OF FRAMINGHAM WOODS, PHASE 1, OF RECORD IN BOOK 7900, PAGE 228, SAID REGISTER'S OFFICE.

SAID LOT NO. 31 FRONTS 43. 00 FEET ON THE NORTHERLY MARGIN OF COLCHESTER DRIVE AND EXTENDS BACK 125.00 FEET ON THE WESTERLY LINE AND 125. OO FEET ON THE EASTERLY LINE TO A DEAD LINE REAR MEASURING 43. 00 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO PHILLIPS BUILDERS, INC.,A TENNESSEE CORPORATION BY DEED OF RECORD IN BOOK 8113, PAGE 918, REGISTER'S OFFICE.

BEING PART OF THE SAME PROPERTY CONVEYED TO KOWALIGA M. HIGHAM BY DEED FROM PHILLIPS BUILDERS, INC DATED 06/28/91 AND RECORDED 07/03/91 IN RECORD BOOK 8391, PAGE 37.

Subject to PUD boundary in Plat Book 7900 Page 73; Charter for HOA in Book 8245 Page 768; Deed for Common Areas in Book 8245 Page 772 and corrected in Book 8310 Page 341; subject to Storm Water Detention Agreement in Book 8199 Page 852; right of Way Easement in Book 5109 Page 445.

THIS CONVEYANCE IS SUBJECT TO ANY ALL EXISTING AND EASEMENTS OF RECORD. 2005 TAXES HAVE BEEN PRORATED

( )Unimproved
This is (X)Improved property known at **5914 COLCHESTER DRIVE HERMITAGE TN 37076**
(House No.) (Street) (P.O. Address) (City or Town) (State) (Zip)

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 we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 29TH day of June 2005

Kowaliga M. Higham Kowaliga Higham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske a Notary Public in and for said County and State, the within named **Kowaliga M. Higham** the within named bargainor Jeff Horrath, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Statewide Title
This 30 day of June, 2005

Notary Public

LISA VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires: 3/17/07

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that s rbeing authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2005

Notary Public

My Commission Expires:_____