STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29th day of July, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. EXPIRES OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/05/05 14:55 2 pgs
Fees:13.00 Taxes:617.90
20050805-0092695

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad J. Kozloski
417 Jameswood Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
P. O. Box 961206 FTWX 22
Fort Worth, TX 76161

MAP-PARCEL NUMBERS:

075-12-0-B-098.00- CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian M. Douglas, married,* hereinafter referred to as Grantors, hereby transfers and conveys to Chad J. Kozloski, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 32, on the Plan of Phase Two, Section 5 Brookside Woods, a Planned Unit Development, of record in Instrument No. 20011011-0110735, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian M. Douglas, unmarried, by Warranty deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument No. 20020730-0091244, Register's Office for Davidson County, Tennessee.

*Chandra Douglas, wife of Brian M. Douglas, joins in this instrument to convey all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable

Subject to all matters as set forth per Instrument No. 20011011-0110735, Register's Office of said County.
Restrictive Covenants of record in Deed Book 10444, Page 213, Book 11103, page 156 and Book 11453, page 900, Register's Office of said County.
Easement as shown of record in Deed Book 5609, Page 627, Book 11256, page 436, Book 11497, page 577, Register's Office for said County.
H.O.A. Charter of record in Book 10451, page 506, Register's Office for Davidson County, Tennessee.
Surveyor's Certificate of Correction of record in Book 11346, page 459 and 460, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Common Areas of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.
Subject to all matters on PUD Boundary Plat, Brookside Woods of record in Plat Book 9700, page 350, Register's Office for Davidson County, Tennessee.
By-Laws of Brookside Woods Homeowners Assoc. of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 417 Jameswood Court, Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs 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 29th day of July, 2005.

Brian M. Douglas

Chandra Douglas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brian M. Douglas and Chandra Douglas, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 29th day of July, 2005.

Notary Public

My Commission Expires: 10-17-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES OCTOBER 17, 2008

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