Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 1-22-07 (AFFIX SEAL)

KATHY L. HESTER
Notary Public - State of Florida
My Commission Expires Jan 22, 2007
Commission # DD 368036
Bonded By National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William A. Dwyer	New Owners	Map 097
5117 Bay Overlook Drive		Group 16-0-A
Hermitage, TN 37076		Parcel 071.00-CO

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

Jason M. Revie and wife, Scarlet A. Revie

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

William A. Dwyer and Dustie F. Dywer

hereinafter called the 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. 103, on the Plan of The Peninsula, Phase Two, a Planned Unit Development, of record in Book 9700, Page 352, as amended in Book 10547, Page 35, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason M. Revie and wife, Scarlet A. Revie, by Warranty Deed dated March 20, 1998, of record in Book 10853, page 613, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 9700, page 352 and Plat Book 10547, page 35, said Register's Office, and (2) 2005 County Taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to Restrictive Covenants and By-Laws recorded in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85, Book 10973, page 39, Book 11181, page 371, Instr. 200008220083193, and Instr. 20030313-0033780, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5117 Bay Overlook Drive, 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 we do 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 our hands this 5th day of August, 2005.

Jason M. Revie

Scarlet A. Revie

Davidson County DEEDWARR
Recvd: 08/15/05 13:49 2 pg
Fees:13.00 Taxes:767.38

20050815-0096363

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason M. Revie and Scarlet A. Revie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa, Florida, this 5th day of August, 2005.

My Commission Expires:_____

Kathy L Hester
Notary Public

KATHY L. HESTER
Notary Public - State of Florida
My Commission Expires Jan 22, 2009
Commission # DD 368036
Bonded By National Notary Assn.