This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050495

PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

Send Tax Bills To:
Countrywide Home Loans
801 Crescent Center Dr #510
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/23/05 14:31 2 pgs
Fees:13.00 Taxes:732.60

20050823-0100456

New Owner is:
Heather Barksdale & Lucy M. Barksdale
474 Old Towne Drive
Brentwood, TN 37027

MAP: 160-16-O-C
PARCEL: 50.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brian Graeser and wife, Dawn Graeser**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Heather Barksdale,** * *Unmarried **a 1/4 interest and Lucy M. Barksdale, a 3/4 interest as tenants in common**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 50, The Terrace at Brentwood Chase, a Revision of Old Towne of Brentwood Chase, according to the plat thereof, recorded in Instrument No. 200011030109137, of the Register's Office of Davidson County, Tennessee, location and description of said lot.

Being the same property conveyed to Brian Graeser and wife, Dawn Graeser from Alphonso Jackson, Acting Secretary of Housing and Urban Development, by Cash Deed dated October 25, 2004 and recorded November 8, 2004 in Instrument No. 20041108-0134130, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Inits.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of August, 2005.

GRANTOR:

Brian Graeser

Dawn Graeser

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brian Graeser and wife, Dawn Graeser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5 day of August, 2005.

CYNTHIA DIANNE SANDERS NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires Nov 23, 2006

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $. 198,000.00

Rachel Neal
Affiant

SWORN TO and subscribed before me this 5 day of August, 2005

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Shelby V. Street
NOTARY PUBLIC
My commission expires: 11-13-07