Box 14A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24560-07-2005** **Record & Return To:** **John T. Cook, P.C.** **2927 Berry Hill Drive** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $398,900.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2005. Notary Public My Commission Expires: 11-19-08

WARRANTY DEED

Address New Owner: Ronald W. Routson Rebecca Viets 1701 Ashwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Bank of America PO Box 9000 Getzville, NY 14068-9000	**Tax Information:** Map No.104-16-0 Parcel No. 408.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Semingson, Unmarried and Keith R. Cole, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald W. Routson and Rebecca Viets, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1701 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of August, 2005.

John W. Semingson

Keith R. Cole

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John W. Semingson and Keith R. Cole**, 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, at office, this 22nd day of August, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/25/05 08:59 2 pgs
Fees:13.00 Taxes:1475.93
20050825-0101359

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No B on the Plan of Zone Lot Division Lot No. 150 of the Plan of Belmont Heights Subidivision as of record in Plat Book 421, page 34, amended in Book 6200, page 31, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Semingson and Keith R. Cole as joint tenants with the right of survivorship by deed dated 04/06/2001 from John Sterling Head and wife, Faye Head of record in Instrument No. 20010412-0036171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6277, page 716, and Plat Book 6200, page 31, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 421, page 34, amended in Book 6200, page 31, Register's Office for Davidson County, Tennessee.