STATE OF TENNESSEE
COUNTY OF DAVIDSON

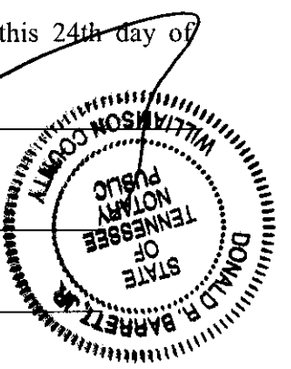
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of August, 2005.

Notary Public

My Commission Expires: 11.22.05



WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 08/29/05 10:08 2 pgs
Fees:13.00 Taxes:342.25
20050829-0102970

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin Gootee
724 Hart Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

08208024000

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, Tommy Sidwell, married hereinafter referred to as Grantors, hereby transfers and conveys to Kevin Gootee and wife, Beverly Gootee and Erin Gootee, unmarried and Michael Moniz, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on Subdivision of J.W. McFerrin's 6 ¼ acres East Nashville of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Sidwell, married by Special Warranty Deed from Deutsche Bank Trust Company Americas fka Bankers Trust Company of record in Instrument No. 20050406-0037496, Register's Office for Davidson County, Tennesee dated March 22, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 57, Page 129, Register's Office of said County.

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 724 Hart Ave., Nashville, TN 37206.

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 24th day of August, 2005.

Tommy Sidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tommy Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/24/2005.

Witness my hand and official seal this 24th day of August, 2005.

Notary Public

My Commission Expires: 11-2-2008

