STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st 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: 09/01/05 14:49 2 pgs
Fees:13.00 Taxes:536.13
20050901-0105244

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ian Bishop
553 Roxanne Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162-10-0-115.00

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, James E. Warner, married* hereinafter referred to as Grantors, hereby transfers and conveys to Ian Bishop, a single man, 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. 115, on the plan of Brook View Estates, Section 2, as shown by plat of record in Plat Book 4460, Page 163, 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.

Said Lot No. 115 fronts 70.68 feet on the southerly margin of Roxanne Drive and extends back 171.90 feet on the easterly line and 150.73 feet on the westerly line to a dead line in the rear, measuring 98.00 feet thereon.

Being the same property conveyed to James E. Warner and wife, Claudia Warner by Warranty Deed from Lannie Wade and wife, Doris Wade of record in Deed Book 10096, page 139, and further conveyed to James E. Warner by quit claim deed of record in Book 10980, Page 954, Register's Office for said County.

*Veronda Kalene Warner joins in this conveyance to convey any and all marital interest in subject 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 Plat Book 4460, Page 163, 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 553 Roxanne Dr., Antioch, TN 37013.

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 31st day of August, 2005.

James E. Warner

~~James~~ E. Warner

Veronda Kalene Warner

Veronda Kalene Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James E. Warner, and Wife, Veronda Kalene Warner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

250800784