RECORD AND RETURN TO:
Heritage Title Services, LLC
~~One Lakeview Plaza~~
~~25 Century Blvd., Suite 505~~
~~Nashville, TN 37214~~

HTS
8115 Isabella Ln, Ste 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/15/05 10:21 2 pgs
Fees:13.00 Taxes:961.63
20050915-0111021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICIA T. GRAZER 1404 Blossom Court Hermitage, Tennessee 37076	Same as new owner	MAP 75-12 GROUP E PARCEL 8.00CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 ($259,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LEWIS N. HYATT II, a single man and SONDRA F. RANKIN, a single woman,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ALICIA T. GRAZER, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 and 22, on the Final Plat of Blossom Trace Subdivision, Davidson County, Tennessee, as shown on plat of record in Instrument No. 20010724-0078049, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Lewis N. Hyatt II, a single man and Sondra F. Rankin, a single woman, by Warranty Deed from Kent A. Biery and wife, Linda E. Biery, of record in Instrument No. 20040629-0077168, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20010724-0078049, to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 1404 Blossom Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of August, 2005.

LEWIS N. HYATT II

SONDRA F. RANKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, LEWIS N. HYATT II and SONDRA F. RANKIN, 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 seal, this the 30th day of August, 2005.

Notary Public

My commission expires: 9/30/06

DIANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006