ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FX 615 883 7543

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 017-00-0
PARCEL: 162.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Robert M. Ward
5167 Brick Church Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/20/05 12:04 2 pgs
Fees:13.00 Taxes:425.50
20050920-0112962

WARRANTY DEED

THIS INDENTURE, made this 15th day of September, 2005 between

Kevin D. Weiser and wife, Gail A. Weiser

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Robert M. Ward, an unmarried man

of Cheatham County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 10th Civil of said County and State, fronting on the South side of Brick Church Pike and described according to a survey of L.B.Petty dated July 13, 1956, as follows:

Beginning at a post at the Southerly margin of Brick Church Pike at the corner of Waggoner's Property; thence South 54 deg. West 150 feet with the South right-of-way of said road; thence South 60 deg. West 15 feet West 258 with the South right-of-way of said Road; thence South 38 deg. 10 min. West 275 feet with the South right-of-way said road to a cornerpost; thence South 39 deg. 30 min. East 137.2 feet to a 16" Sycamore tree; thence South 79 deg. 30 min. East 214.5 feet to a corner post; thence North 71 deg. East 414 feet to a cornerpost in the Waggoner West line; thence North 21deg. 30 min. West 474.5 feet to the beginning point.

This being the same property conveyed to Kevin D. Weiser and wife, Gail A. Weiser by Special Warranty Deed dated 10/29/2004 from Federal National Mortgage Association aka Fannie Mae of record in Instrument Number 20041118-0138508, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kevin D. Weiser

Gail A. Weiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Weiser and wife, Gail A. Weiser the within named bargainors, 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 official seal at office this 15TH day of September, 2005.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,000.00.

Affiant

Sworn to and subscribed before me, this 15TH day of September, 2005.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY