Record and Return to:

SmithSholarAssociates
846 Conference Dr. Ste 4
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21899B

Davidson County DEEDWARR
Recvd: 09/28/05 10:31 2 pgs
Fees:13.00 Taxes:659.12
20050928-0116308

MAP/GROUP/PARCEL: 026-03-0/012.00

NEW OWNER'S NAME AND ADDRESS:
PEGGY A. COOMER
319 WITHAM COURT
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RONALD G. ROSE and JUDITH E. ROSE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, PEGGY A. COOMER, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 314 ON THE PLAN OF WINDSOR GREEN, A PLANNED UNIT DEVELOPMENT, PHASE II, SECTION III, AS OF RECORD IN PLAT BOOK 6900, PAGE 845 AND AMENDED IN BOOK 8329, PAGE 290 AND IN BOOK 8650, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

The subject property is improved property known as 319 WITHAM COURT, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20030312-0032937, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RONALD G. ROSE

JUDITH E. ROSE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RONALD G. ROSE and JUDITH E. ROSE, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 26th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $178,140.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE