THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New owner
6512 Lampe Court
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 10/03/05 11:56 2 pg
Fees:13.00 Taxes:883.93
20051003-0118438

MAP PARCEL NUMBERS
Map & Parcel No.--98-05-B-26

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of September, **2005**, by and between **Brandon Klies**, _____, party of the first part, and **James A. Ezell and Betty J. Ezell, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$238,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Being all of Lot No. 26, Final Plat of Baypointe Subdivision, Phase I, according to the plat thereof, recorded in Instrument No. 20000523-0051440 and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, recorded in Instrument No. 20000621-0061773, of the Register's Office of Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Brandon Klies by Warranty Deed from Sean C. Bunch & wife Tracy M. Bunch at Instrument No. 200312110177736, dated 12/10/03 and recorded 12/11/03 Register's Office for Davidson County, Tennessee.

The above referenced property is also known as 6512 Lampe Court, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 20000523-0051440 and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, recorded in Instrument No. 20000621-0061773; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 200005100047337 and at Instrument No. 200007200071748; Easements of record in Book/Instrument No. 20000523005144O, and at Instrument No.200006210061773 and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brandon Klies

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Klies,** _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of September, **2005.**

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$238,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of September, **2005.**

NOTARY PUBLIC

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 9-22-07

PROPERTY ADDRESS:
6512 Lampe Court
Hermitage, TN 37076

Name & address of new owner:
James A. and Betty J. Ezell
6512 Lampe Court
Hermitage, TN 37076