STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY TENN. My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 10/03/05 15:01 2 pgs
Fees:13.00 Taxes:1258.00
20051003-0118683

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dirk W. Langford
901 Stone Box Court, E.
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160-11-0-B-004.00-CO

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 H. Tucker and wife, Rosailia D. Tucker hereinafter referred to as Grantors, hereby transfers and conveys to Dirk W. Langford and wife, Claire R. Langford 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:

Land in Davidson County, Tennessee, being Lot no. 4 as shown on the Plan of Stonebox Creek of record in Book 6900, Page 103, and as corrected by Surveyors Certificate of Correction of record in Book 7048, Page 81, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Tucker and wife, Rosailia D. Tucker by warranty deed from Custom Homes, Inc., of record in Book 8219, Page 762, Register's Office for Davidson County, Tennessee, dated October 18, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 103, Register's Office of said County.

Restrictions of record in Book 7022, Page 556, Book 7267, Page 329, Book 9163, Page 85, and in Book 9423, Page 513 said Register's Office.

Charter of record in Book 9935, Page 587, said Register's Office.

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 901 Stone Box Court E., Brentwood, TN 37027. Also known as 5433 Stone Box, Brentwood, TN 37027.

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 27th day of September, 2005.

James H. Tucker

Rosailia D. Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James H. Tucker and Rosailia D. Tucker, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/27/2005.

Witness my hand and official seal this 27th day of September, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SID
NOTARY
PUBLIC
AT
LARGE
WILLIAMSON CO

My Commission Exp... /05

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