STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,680.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of October, 2005.

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/07/05 11:21 2 pgs
Fees:13.00 Taxes:420.62
20051007-0121301

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wallace Jackson Arnold
1019 Mulberry Way
Lebanon, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

050-03-0-B-041.00-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, **D. Paige Easter, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Wallace Jackson Arnold** 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. 41 on the Plan of Mulberry Downs, Phase 1, of record in Plat book 7900, pages 84, 85, 86, 87 and 88, said Register's office.

Said Lot no. 41 fronts 40.00 feet on the westerly margin of Mulberry Way and extends back 105.00 feet on the southerly line and 105.00 feet on the northerly line to a dead line in the rear measuring 40.00 feet thereon.

Being the same property conveyed to D. Paige Easter, unmarried, by warranty deed from Phillips Builders, Inc., of record in Book 8322, page 200, Register's Office for Davidson County, Tennessee, dated March 29, 1991

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plat of record in Book 7900, Page 84, 85, 86, 87 and 88, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8164, page 37, said Register's office.

Quitclaim to Homeowners Association of record in Book 8174, page 137, said Register's Office.

HOA Dues, if/any.

Restrictions of record in Book 8053, page 316, said Register's Office.

By-Laws of record in Book 9892, page 939, said Register's Office.

County and/or City taxes for the year 2005 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1019 Mulberry Way, Lebanon, TN 37207.

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.

x D. Paige Easter

D. Paige Easter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, D. Paige Easter, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5th day of October, 2005.

Witness my hand and official seal this 5th day of October, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires

250901593