STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of October, 2005.

Notary Public

My Commission Expires: 9/30/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/28/05 08:23 2 pgs
Fees:13.00 Taxes:384.43
20051028-0130150

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Andrews
3709 Folkstone Drive
Antiioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

150-04-0-002.00

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, Phyllis J. Towery, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Jennifer Andrews 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. 34-A, Zone Lot Division, Lots 32 thru 36, on the Plan of Chelsea of Priest Lake, Section 1-A, of record in Book 6250, Page 35, Register's Office for said County, to which plan is hereby referenced for a more complete description of said lot.

Being the same property conveyed to Phyllis J. Towery, unmarried by Warranty Deed from Philhall Corporation of record in Book 6405, Page 904, Register's Office for Davidson County, Tennessee dated October 11, 1984.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 35, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6298, Page 539, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

County and/or City taxes for the year 2005, a lien due and payable. Said taxes 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 3709 Folkstone, Anitoch, TN 37013.

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 21st day of October, 2005.

Phyllis J. Towery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Phyllis J. Towery, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 10/21/2005.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/2/05

[redacted]0668