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

Our File Number: 22458B

Davidson County DEEDWARR
Recvd: 12/09/05 15:22 2 pgs
Fees:13.00 Taxes:425.50
20051209-0148516

MAP/GROUP/PARCEL: 018-07-0/037.00

NEW OWNER'S NAME AND ADDRESS:
JEFFREY WAYNE RANKHORN
401 HITT LANE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DELORES M. BREEDLOVE, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, JEFFREY WAYNE RANKHORN, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 OF CONNELL ESTATES SUBDIVISION, SECTION 1, A PLAT OF WHICH APPEARS OF RECORD IN BOOK 2900, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is improved property known as 401 HITT LANE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 6785, Page 463, 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. Grantor 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.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DELORES M. BREEDLOVE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DELORES M. BREEDLOVE, AN UNMARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that she 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 29th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/13/09

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $115,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
SEPT. 22, 2007

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY