Name and Address of New Owner:

Ryan A. Kliesch
2409 Belmont Blvd.
Nashville, TN 37212

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Williamson
The actual consideration or value, whichever is greater for this transfer is $580,000.00

Affiant

Subscribed and sworn to before me on this 02/28/06.

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

Map & Parcel No.
-104-16-297.00

Davidson County DEEDWARR
Recvd: 03/13/06 11:31 2 pgs
Fees:13.00 Taxes:2146.00
20060313-0028590

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Nell M. Haggard A/K/A Nell Frosh Haggard and husband, John Holman Haggard A/K/A John Haggard (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Ryan A. Kliesch (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 178 ON THE PLAN OF BELMONT LAND CO.'S PLAN, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY FRONTS 50 FEET ON THE WESTERLY MARGIN OF BELMONT BOULEVARD AND EXTENDS BACK 175 FEET MORE OR LESS ON THE NORTHERLY LINE AND 175 FEET ON THE SOUTHERLY LINE, BEING THE NORTHERLY MARGIN OF BEECHWOOD AVENUE, TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO NELL M. HAGGARD AND HUSBAND, JOHN HOLMAN HAGGARD BY WARRANTY DEED FROM HELEN M. MARTIN, UNMARRIED, RECORDED THE 14TH DAY OF JULY, 1981 IN DEED BOOK 5796, PAGE 686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

This is improved property located at 2409 Belmont Blvd., Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind theirselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 02/28/06.

Nell M. Haggard A/K/A Nell Frosh Haggard

John Holman Haggard A/K/A John Haggard

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Nell M. Haggard A/K/A Nell Frosh Haggard and husband John Holman Haggard A/K/A John Haggard, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 02/28/06.

NOTARY PUBLIC

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006