Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

RETURN TO:

**First National Financial Title**
**[illegible] Century Blvd., Ste. 203**
**[illegible] TN. 37214**

N14694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Rachel J. Smith
Affiant

KEVIN STEUNKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this 31 day of May 2006.

Notary Public
My commission expires: 9-16-07

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Roger Pruyn<br>405 Rolling Mill Rd.<br>Old Hickory TN 37138-0000 | Guaranty Trust Company<br>316 Robert Rose Drive<br>Murfreesboro, TN 37219-1218 | 064-02-0-071.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Beverly Noe, an unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Roger Pruyn and wife, Katherine Pruyn, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan f Brandywine Farms, Section 12, of record in Book 4660, page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Noe, by deed dated 02/17/2000, from Richard A. Northcutt, Trustee, of record in Instrument No. 20000222-0017154, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Brandywine Farms, Section 12 of record in Book 4660 Page 51, Register's Office for Davidson County, Tennessee 3) Subject to all easements and restrictions showing and not showing of record

This property is improved property known as 405 Rolling Mill Rd., Old Hickory, Tennessee 37138-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30R day of May, 2006.

Davidson County DEEDWARR
Recvd: 06/02/06 10:36 2 pgs
Fees:13.00 Taxes:1054.50
20060602-0064934

Beverly Noe

Beverly Noe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Noe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1373

