PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of May, 2006, by and between WARREN OWENS, MARRIED, hereinafter called Grantor, and TIMOTHY BELCHER, JR., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WARREN OWENS, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TIMOTHY BELCHER, JR., hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4557 WOODSIDE CIRCLE, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

PAM RUDD OWENS, wife of WARREN OWENS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

WARREN OWENS
Signature of Seller

PAM RUDD OWENS
Signature of Seller Spouse

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 06/02/06 12:21 3 pgs
Fees:18.00 Taxes:592.00

20060602-0065082

FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand, at Nashville, Tennessee, this 31st day of May, 2006.

Notary Public

My Commission Expires: 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand, at Nashville, Tennessee, this 31st day of May, 2006.

Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:
Timothy S. Belcher, Jr.
4557 Woodside Circle
Old Hickory, TN 37138

Person Responsible for Taxes:
Middle Tennessee Mortgage
210 Skyline Cr. Suite A
Dickson, TN 37055

Property Address: 4557 WOODSIDE CIRCLE, OLD HICKORY, TN 37138

Map & Parcel #: MAP 64-4, PARCEL 3

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $160,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 31ST day of MAY, 2006.

NOTARY PUBLIC

My commission expires: 3/3/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-7834

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Woodside, Section I, as of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to WARREN E. OWENS AND TERRI W. OWENS, HUSBAND AND WIFE, by Warranty Deed from KENNETH G. BOWERS AND WIFE, LINDA R. BOWERS, of record in BOOK 11449, PAGE 945, Register's Office for DAVIDSON County,Tennessee. Pursuant to a Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee, Docket No. 99D-2770. Terri W. Owens conveyed all of her right, title and interest in and to said property to Warren E. Owens by Quitclaim Deed of record in Instrument Number 20060412-0041924, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 64-4, PARCEL 3).

2. All matters as set forth on the Plan of Section I, Woodside Subdivision of record in Plat Book 5050, page 75, said Register's Office, which plan includes a 20-foot drainage easement along the rear line; and a 2.5-foot x 30-foot utility anchor easement along the southeast corner of lot.

3. Restrictive Covenants for Woodside Section I of record in Book 5165, page 321, Register's Office for DAVIDSON County, Tennessee.