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

Our File Number: 23953B

Record and Return to:
Prestige Title, LLC
1000 Westgate Circle, Ste 200
Brentwood, TN 37027

MAP/GROUP/PARCEL: 098-02-0/068.00

NEW OWNER'S NAME AND ADDRESS:
SCOTT WARD & KAREN WARD
5404 ROXBOROUGH POINT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/06/06 11:08 2 pgs
Fees:13.00 Taxes:628.63
20060606-0066666

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PETER A. PAGAN and KAREN PAGAN, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, SCOTT WARD and KAREN WARD, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 15 ON THE PLAN OF ROXBOROUGH EAST, PHASE II-B, AS OF RECORD IN PLAT BOOK 7900, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION.

The subject property is improved property known as 5404 ROXBOROUGH POINT, HERMITAGE, TN 37076.

BEING the same property conveyed to Grantors herein by deed of record in Instrument Number 200308130116319, 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 grantees. Grantors covenant with Grantees that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

. Peter A. Pagan
PETER A. PAGAN

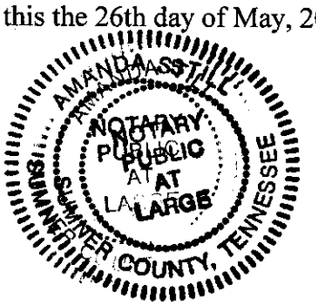
. Karen Pagan
KAREN PAGAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PETER A. PAGAN and KAREN PAGAN, with whom I am personally acquainted, and who acknowledged that they 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 26th day of May, 2006.

Amanda Still
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $169,900.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of May, 2006.

Amanda Still
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

