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

Our File Number: 24677B

Davidson County DEEDWARR
Recvd: 07/17/06 09:13 2 pgs
Fees:13.00 Taxes:264.55
20060717-0085380

MAP/GROUP/PARCEL: 034-14-0-038.00

NEW OWNER'S NAME AND ADDRESS:
THOMAS E. WILLETT
105 DINWIDDIE COURT
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARGARET G. WEBB, hereinafter called Grantor, does hereby transfer and convey unto, THOMAS E. WILLETT, A UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Stanley Heights, of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

The subject property is unimproved property known as 105 DINWIDDIE COURT, MADISON, TN 37115.

BEING the same property conveyed to J.R. Webb herein by deed of record in Book 7663, Page 171, Register's Office for Davidson County, Tennessee. J.R. Webb and John Robert Webb, Jr. are one and the same. John Robert Webb, Jr. died on April 10, 2004. The Grantor herein was the spouse of John Robert Webb, Jr. at the time of his death and is the sole surviving heir at law of John Robert Webb, Jr. as evidenced in a certain Affidavit of Heirship of record as Instrument No. 20050621-0071259, said Register's Office.

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 he 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 himself, his 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.

MARGARET G. WEBB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Margaret G. Webb, with whom I am personally acquainted, and who acknowledged that he/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 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $71,500.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE