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

Davidson County DEEDWARR
Recvd: 07/17/06 16:15 2 pgs
Fees:13.00 Taxes:22.20
20060717-0086030

Our File Number: 24603a

MAP/GROUP/PARCEL: 053-12-0/037.00

NEW OWNER'S NAME AND ADDRESS:
JOSHUA MERCER & SARA D. WYLIE
163 PARK CIRCLE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SONIA E. CASLER, A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, JOSHUA MERCER, AN UNMARRIED MAN and SARA D. WYLIE, AN UNMARRIED WOMAN, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 20 OF BLOCK "C" ON THE MAP OF SUBDIVISION NO. 3 OF LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, TENNESSEE, OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is unimproved property known as 161 PARK CIRCLE, OLD HICKORY, TN 37138.

BEING part of the same property conveyed to Grantor herein by deed of record in Inst. No. 200310240157388, Register's Office for DAVIDSON County, Tennessee. Subject property is investment property. Grantor nor any member of her immediate family have ever resided at subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she 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 herself, her 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.

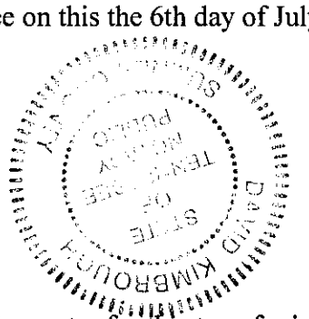
Sonia E. Casler
SONIA E. CASLER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SONIA E. CASLER, with whom I am personally acquainted, and who acknowledged that 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 6th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $6,000.00.

AFFIANT

Sworn to and subscribed before me, this the 6th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

