WARRANTY DEED

M. EUGENE RAFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Sharon Chappell
Affiant

Subscribed and sworn to before me this 24 day of August, 2006.

M. Eugene Raffner — 11/25/06
Notary Public — Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Jen Charest, Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Brennan L. Francois,	Brennan L. Francois,	176-01-0-A-030.00
5181 Singing Hills Drive	5181 Singing Hills Drive	
Antioch, TN 37013	Antioch, TN 37013	

THIS INDENTURE WITNESSETH, that William G. Wise, unmarried Grantor(s) of Williamson County, in the State of Tennessee, CONVEY AND TRANSFER TO Brennan L. Francois and wife, Cassandra Francois, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to William G. Wise, unmarried, by Warranty Deed from Classic Homes, BOS, LP, dated January 2, 2002 and recorded January 4, 2002 as Instrument No. 20020104-0001757, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing restrictions and easements of record.

THIS IS IMPROVED PROPERTY KNOWN AS:
5181 Singing Hills Drive, Antioch, TN 37013

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves , our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24 day of August, 2006.

Grantor: William G. Wise

Signature: William G. Wise

Davidson County DEEDWARR
Recvd: 09/12/06 09:46 2 pg
Fees:13.00 Taxes:673.40

20060912-0112663

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William G. Wise, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official on this the 25th day of August, 2006.

M. Eugene Haffner
Notary Public

11/25/2006
My Commission Expires

Davidson
County of Residence

Return Deed to: Archer Land Title, 750 Old Hickory Blvd., Ste. 175, Brentwood, TN 37027

M. EUGENE HAFFNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006