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

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Our File Number: 26171N

MAP/GROUP/PARCEL: 114-07-0-022.00

NEW OWNER'S NAME AND ADDRESS:
JOHN D. SEXTON & AMANDA R. SEXTON
7520 OAKHAVEN TRACE
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 11/22/06 10:09 2 pgs
Fees:13.00 Taxes:1387.50
20061122-0144996

SEND TAX BILLS TO:
Provident Funding Assoc. L.P.
P.O. Box 5913
Santa Rosa, CA 95402-5913

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JASON O. RITCHASON, a single man**, hereinafter called Grantors, does hereby transfer and convey unto, **JOHN D. SEXTON and AMANDA R. SEXTON, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22, on the Plan of Oakhaven Subdivision, Section 4, as shown on plat of record in Plat Book 9700, page 951, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 7520 OAKHAVEN TRACE, Nashville, TN 37209.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No.20000609-0067514, 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. Grantor covenants with Grantees 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 Grantees, heir heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JASON O RITCHASON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **JASON O RITCHASON, a single man**, 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 [illegible], Tennessee on this the 9th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is ~~$388,000.00~~ **$375,000.00**

AFFIANT

Sworn to and subscribed before me, this the 9th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

STATE OF Tennessee
My Commission Ex