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

Davidson County DEEDWARR
Recvd: 04/02/07 12:30 2 pg
Fees:13.00 Taxes:932.40
20070402-0038953

Our File Number: 27520J

MAP/GROUP/PARCEL: 109-01-0-A-001.00 CO

NEW OWNER'S NAME AND ADDRESS:
ALBERT E. OESTRIECHER, II
3701 LAKERIDGE PASS
NASHVILLE, TN 37214

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **BRENT WESTMORELAND and KIMBERLY K. WESTMORELAND**, hereinafter called Grantors, does hereby transfer and convey unto, **ALBERT E. OESTRIECHER, II, a single man**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being lot no. 1 on the Plan of Phase One, Lakeridge, of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kimberly K. Westmoreland and Brent Westmoreland by deed from Frank Batson Homes, Inc. dated July 23, 1999, of record in Book 11590, Page 904, Register's Office for Davidson County, Tennessee. The same being previously conveyed to Frank Batson Homes, Inc. from B & P Developments, Inc. by Deed dated July 21, 1999 and the same being recorded July 27, 1999 of record in Book 11590, Page 902, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 3701 LAKERIDGE PASS, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee 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 covenants and binds themselves, their 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.

BRENT WESTMORELAND

KIMBERLY K. WESTMORELAND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **BRENT WESTMORELAND and KIMBERLY K. WESTMORELAND**, 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 Brentwood, Tennessee on this the 26th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $252,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES ON
MAY 28, 2007

STACY N. STIDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY