Bk4360 Pg 1

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

Instr:200003170027513 Page: 1 OF 2
REC'D FOR REC 03/17/2000 12:42:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1798.55

WARRANTY DEED

Name and Address of New Owner:
B. James Bush
Sandra K. Bush
309 Whitworth Way
Nashville, Tennessee 37205

Send Tax Bills To:
Affinity Federal Credit Union
989 McBride Avenue Suite 200
West Paterson, NJ 07424

Street Address of Subject Property:	**Map Parcel No:**
309 Whitworth Way **Nashville, TN 37205**	**104-14-H-3.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.,** hereinafter called **"GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto **B. JAMES BUSH AND WIFE, SANDRA K. BUSH,** hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 3 on the Plan of Whitworth, Phase 3, Section 1, as shown on plat of record in Book 7900, pages 866-869, Register's Office for Davidson County, Tennessee;
>
> Being part of the property conveyed to Rochford Realty & Construction Company, Inc., by deed from Lake Whitworth, LLC, as of record in Book 11324, page 662, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions as of record in Book 9567, page 184; Book 9567, page 216, and Book 9738, page 770, Register's Office for Davidson County, Tennessee.

2. Matters shown on plat of record in Book 7900, pages 866-869, as amended in Book 9582, page 834 and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

3. Taxes for 2000 which have been prorated and assumed by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, and assigns, forever, and GRANTOR does covenant with the said Gr antees that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of March, 2000.

ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.,

By: James G. Morrissey

JAMES G. MORRISSEY,
VICE PRESIDENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, a Notary Public in and for said State and County aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Vice President of Rochford Realty & Construction Company, Inc., a Tennessee corporation, the bargainor, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said James G. Morrissey as such Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 15th day of March, 2000.

Notary Public
My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $486,093.62.

Affiant

Subscribed and sworn to before me this the 15th day of March, 2000.

Notary Public
My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE