Instr:20000821008201 9 Page: 1 OF 2
REC'D FOR REC 08/21/2000 8:00:12AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $634.55

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,500

Affiant

Subscribed and sworn to before me, this 11th day of August 2000.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul-Leon Tuzeneu	Mortgage Resources	141-11-A/34.00
7001 Bay Cove Trail	925 Norwalk Dr.	
Nashville TN 37221-0000	Nashville, TN 37214	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charles Bryant Wilson and wife Joni Justice Wilson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Paul-Leon Tuzeneu and wife Catherine H. Tuzeneu hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 174 on the Plan of Rolling River Estates, Phase IV of record in Book 5200, page 184-185 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Bryant Wilson and wife, Joni Justice Wilson by deed from Frank De Palo and wife Mary L. DePalo of record in Book 9662, page 48 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Rolling River Phase IV of record in Book 5200 Page 184-185, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easemetns liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4892 page 689 and amended in Book 5463, page 238 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Rolling River Homeowner's accociaiton of record in Book 4892 Page 672 5) Bylaws for Rolling River Homeowners Association of record in Book 4892 Page 679

This property is improved property known as 7001 Bay Cove Trail, Nashville, Tennessee 37221-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 11th day of August, 2000.

Charles Bryant Wilson

Joni Justice Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Bryant Wilson and Joni Justice Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of August, 2000.

Notary Public

My Commission expires: 04/20/03

