Davidson County DEEDWARR
Recvd: 05/28/02 09:34 2pgs
Fees:13.00 Taxes:703.00

20020528-0064026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Paul W Buras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. Buras	Home Financial Group, LLC	Map: 127-00-0-160.00
(NAME) 7438 Huntwick Trail	(NAME) Three Maryland Farms, Suite 155	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN JOSEPH ROHTERT, an unmarried man, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto PAUL W. BURAS, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 2, Huntwick Estates, of record in Plat Book 4860, pages 89 & 90, (erroneously referred to as Book 5607, page 182 in Quitclaim Deed of record in Book 5928, page 983 of said Registers Office) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John J. Rohtert and wife, Sylvia Rohtert by Warranty Deed of record in 5607, page 182, said Register's Office, and further conveyed, pursuant to the Final Decree of Divorce in Docket No. 81D4439, to John Joseph Rohtert by Quitclaim Deed from Sylvia Diane Rohtert of record in Book 5928, page 883, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 4768, page 572 and Book 5124, page 142; and, any and all matters as shown on the plan of record in Plat Book 4860, pages 89 & 90, all of record in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as 7438 Huntwick Trail, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantor covenants with the said GRANTEE(S) that it is 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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.

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 21st day of May, 2002.

John Joseph Rohtert

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared John Joseph Rohtert who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2002.

Notary Public

My Commission Expires: 1/24/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027