File #200350082

PAIGE B. MAYERCIK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-2006

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason L. Pike and Alia B. Pike | Countrywide Home Loans | Map 64-16-D |
| (NAME) 1861 Brookmeadow | (NAME) P.O. Box | Parcel 072.00 CO |
| (ADDRESS) Hermitage TN 37076 | (ADDRESS) Van Nuys, CA 91410- | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHAWN R. CHUSKA, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JASON L. PIKE AND ALIA B. PIKE HUSBAND AND WIFE**, hereinafter called the GRANTEES, 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 all of Lot No. 191, Section Two, on the Plan of, Truxton Park, as shown by plat appearing of record in Instrument No. 20010515- 0049898, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Shawn R. Chuska, an unmarried person, by Warranty Deed of record in Instrument No. 20011019- 0114429, said Register's Office.

This conveyance is subject to the following: Restrictive Covenants as of record in Instrument No. 20001030- 0107559 and Instrument No. 20010522- 0052910; By- Laws of record in Instrument No. 20001101- 0108604; Charter of Homeowner's Association of record in Instrument No. 20001101- 0108603; Cumberland Utility District Easement of record in Book 4910, Page 838; Ingress and Egress rights described in deed of record in Book 5699, Page 537, and, any and all matters as shown on plat of record in Instrument No. 20010515- 0049898; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 1861 Brookmeadow, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs 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.

Davidson County DEEDWARR
Recvd: 02/28/03 10:31 2pgs
Fees:13.00 Taxes:456.95
20030228-0026716

**Witness our hands this 25th day of February, 2003.**

Shawn R. Chuska

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Shawn R. Chuska, unmarried 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 26th day of February, 2003.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076