File #200350348

Davidson County DEEDWARR
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Fees:13.00 Taxes:747.03
20030529-0072508

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(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
Lauri L. Arnold	Chase Manhattan Mortgage Corporation	Map 172-1 Group A
(NAME)	(NAME)	
47 Nickleby Down	P.O. Box 572405	Parcel 034.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Murray, Utah 84157	
(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, **BRENDA C. BALLARD, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LAURI L. ARNOLD, UNMARRIED,** 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. 34, on the Plan of Copperfield, Revised, as shown by plat appearing of record in Plat Book 6900, Pages 555-559, 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 Brenda C. Ballard by Warranty Deed of record in Book 8667, Page 422, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, Book 7071, page 482, as amended in Book 7208, page 889; Charter for Copperfield Homeowners' Association of record in Book 7200, page 824, as amended in Book 7496, page 162, and Book 7872, page 33; Easement in Book 11018, page 985; and, any and all matters as shown on plat of record in Plat Book 6900, Pages 555-559; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 47 Nickleby Down, Brentwood, TN 37027
(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.

Witness our hands this 27th day of May, 2003.

Brenda C. Ballard

Brenda C. Ballard

STATE OF Tennessee

COUNTY OF Davidson

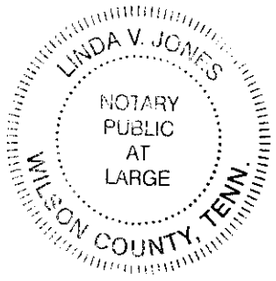
Before me, the undersigned Notary Public, personally appeared Brenda C Ballard who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2003.

Linda V. Jones

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