Davidson County DEEDWARR
Recvd: 06/03/03 15:05 2pgs
Fees:13.00 Taxes:1017.13
20030603-0075553

File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$270,000.00~~ $274,900.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2003.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra C. Zaccari	CTX Mortgage Company,LLC	155-16-0-A-131.OOCO
6004 Deerbrook Drive	3100 West End Avenue,Suite 1020	
Nashville TN 37221	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey S. Cabbage and wife, Lori A. Cabbage, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra C. Zaccari and husband, James M. Zaccari, hereinafter called the Grantees, their successors 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. 158 on the Plan of Traceside, Section Five, of record in Book 9700, Page 269, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey S. Cabbage and spouse, Lori A. Cabbage by deed from Matthew P. Ashwood, Married, of record in Book 11602, Page 480, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to: Taxes for 2003 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 page 269, said Register's Office, which Plan shows a 30 foot minimum building setback line from Deerbrook Drive, together with additional setback designations and a 10 and 5 foot easement for public utility and drainage purposes along the broken rear and northeasterly line(s), and a 15 foot easement for public utility and drainage purposes among the broken front line of said lot.
>
> This property is improved property known as 6004 Deerbrook Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of May, 2003.

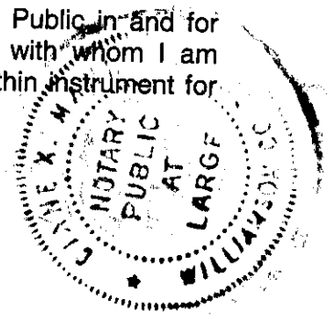
Jeffrey S. Cabbage

Lori A. Cabbage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey S. Cabbage and Lori A. Cabbage, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 29th day of May, 2003.



Notary Public

My Commission expires 03/14/05