This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
104 South Maple Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/09/03 14:08 3pgs
Fees:18.00 Taxes:758.50
20030609-0079213

NAME AND ADDRESS OF NEW OWNER:

Charles E. Masters
841 Old Hickory Blvd., Unit #53
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

same

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

MAP: 171-3B
GROUP: 140CO
PARCEL: 6DU 84019

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **MICHAEL E. ROSSON** and wife, **PAMELA D. ROSSON**, have this day bargained and sold and do hereby transfer and convey unto **CHARLES E. MASTERS** and **PREET PARIS SETHI**, husband and wife, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 53 on the Plan of Townhomes of Fredericksburg, Phase 1, Section 3, as of record in Plat Book 9700, page 534, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Michael E. Rosson and wife, Pamela D. Rosson, by Franklin W. Allen and wife, Cynthia A. Allen, by warranty deed of record as instrument number 200006230002673, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except by the 2003 property taxes, liens not yet due and payable, which have been prorated at closing and responsibility for which is assumed by the Grantee herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

WITNESS MY HAND ON this the 30th day of May, 2003.

MICHAEL E. ROSSON

Michael E. Rosson

BY: PAMELA D. ROSSON
Attorney in Fact for
Michael E. Rosson

Pamela D Rosson

PAMELA D. ROSSON

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, PAMELA D. ROSSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) as her free act and deed both individually and on behalf of her husband, MICHAEL E. ROSSON, by virtue of a Limited Power of Attorney recorded of even date herewith as instrument number 200306090079212 in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL on this the 30th day of May, 2003.

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My commission expires: 11/22/2003

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 30 day of May, 2003.

NOTARY PUBLIC

My commission expires: _____

