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Davidson County DEEDWARR
Recvd: 06/17/03 14:49 2pgs
Fees:13.00 Taxes:370.00
20030617-0083466

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of June, 2003.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tanisha Presley
4704 Greystone Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
ERA Mortgage
P.O.Box 5954
Springfield, OH 45501-5954

MAP-PARCEL NUMBERS:
165-14-76

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tressa A. Rouch, married*** hereinafter referred to as Grantors, hereby transfers and conveys to **Tanisha Presley**, married hereinafter referred to as 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 Lot No. 7 on the Revised Plan of Peppertree Forest, Section One of record in Plat Book 6900, Page 973, 974, and 975, Registers' Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tressa A. Baker, unmarried by deed from Kara Dawn Moore, unmarried of record in Book 9358, page 711, Register's Office for Davidson County, Tennessee.

Tressa A. Baker is now known as Tressa A. Rouch.

Charles R. Rouch, husband of Tressa A. Rouch, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 973, Register's Office for Davidson County, Tennessee.

Restrictions and easements as contained in Book 7982, page 736 Register's Office for Davidson County, Tennessee.

Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8287, page 31, Book 8387, page 54, Book 8855, page 555, Book 8855, page 559, Book 8855, page 616 , and Book 8855, page 621, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4704 Greystone Street, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 13th day of June, 2003.

Tressa A. Rouch

Tressa A. Rouch

Charles R. Rouch

Charles R. Rouch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tressa A. Rouch and Charles R. Rouch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2003.

Notary Public

My Commission Expires: 1/12/07

NOTARY PUBLIC AT LARGE

08229-BP