Return To:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2003.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5.22.04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce B. & Christine Q. Karcher 2104 Ashford Ct. Nashville, TN 37214	Same	Map 108.12, Group B Parcel 60.00-CO

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, we,

Anthony J. Bucciarelli, III, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bruce B. Karcher and wife, Christine Q. Karcher

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:

BEING LOT NO. 122 ON THE PLAN OF PHASE 1-A, SECTION TWO, HARBORVIEW, OF RECORD IN PLAT BOOK 6900, PAGES 756, 757, AND 758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. BUCCIARELLI, III, UNMARRIED, BY DEED FROM DAE-SOB YOON, MARRIED AND CHRISTINE M. YOON, UNMARRIED, DATED OCTOBER 14, 1999, AND OF RECORD IN BOOK 11704, PAGE 608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to Harborview, Phase 1-A, Section Two, a Planned Unit Development, of record in Book 6900, Pages 756, 757, and 758, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 756, 757, and 758, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2104 North Ashford Court, Nashville, TN 37214
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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(s) this 8th day of August, 2003.

Anthony J. Bucciarelli, III

Anthony J. Bucciarelli, III

Davidson County DEEDWARR
Recvd: 09/04/03 14:29 2pgs
Fees:13.00 Taxes:684.50

20030904-0128718

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony J. Bucciarelli, III, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~6th~~ 4th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076