PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/27/03 12:49 2pgs
Fees:13.00 Taxes:575.35
20031027-0157961

W & I Ref:(_____) Title No: 45155
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan L. Key 8253 Boone Trace Nashville, Tennessee 37221	

TAX MAP-PARCEL NUMBERS: 126-15-B-190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Scott Cornwell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan L. Key** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Lexington Point Subdivision of record in Document No. 20010515-0049954 amended by Surveyors Certificate of Correction in Document No. 20011214-0138239 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Cornwell, an unmarried man by deed from Beazer Homes Corp, d/b/a Phillips Builders, a Tennessee Corporation of record in Document No. 20020205-0015472 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20010515-0049954 amended by Surveyors Certificate of Correction of record in Document No. 20011214-0138239 said Register's Office, which Plan shows a 30 foot minimum building setback line from Boone Trace together with a designated building site, and 20 foot easement for public utility anchor easement purposes along the front line(s) of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20001018-0103445, Document No. 20010522-0052909recorded in Document No. 20020214-0019754 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Cheryl Crosby, spouse of John Scott Cornwell joins in this conveyance solely to convey any and all marital interest she may have in the above referenced property.

This is improved property, known as: 8253 Boone Trace, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2003.

John Scott Cornwell

Cheryl Crosby

State of TENNESSEE
County of DAVIDSON

On this 23rd day of October, 2003 , before me the undersigned authority, personally appeared John Scott Cornwell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $~~156,900.00~~ 155,500.00 SK

Affiant

Sworn and subscribed before me this the 23rd day of October, 2003

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007

State of Tennessee
Countyof Davidson

On this 20th day of October, 2003, before me the undersigned authority, personally appeared, Cheryl Crosby, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My commission Expires: _____

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31 2007