WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/03 09:32 2pgs
Fees:13.00 Taxes:610.50

20031201-0172258

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: May 19, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL JEROSIMICH (NAME)	BANK OF AMERICA, N.A., (NAME)	162-16-D-8CO
4829 HONEY GROVE DRIVE (ADDRESS)	P.O. BOX 1675 (ADDRESS)	
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	CORAOPOLIS, PA 15108 (CITY) (STATE) (ZIP)	

FOR AND 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, ROBERT WIMBISH AND WIFE, ANGELA WIMBISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL JEROSIMICH AND WIFE, MARIA JEROSIMICH

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF SECTION ONE, HONEY BROOK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 254, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THERE IS CONVEYED WITH THE ABOVE DESCRIBED PROPERTY, AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND/OR RESTRICTED COMMON AREAS AND FACILITIES OF HONEY BROOK AS SAID AREAS ARE SET FORTH AND DEFINED IN RESTRICTIONS OF RECORD IN BOOK 8289, PAGE 145, BOOK 8298, PAGE 198, AND BOOK 8434, PAGE 447, AND CHARTER OF RECORD IN BOOK 8298, PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. WIMBISH, AN UNMARRIED MAN BY WARRANTY DEED FROM TIMOTHY A. RANSON AND WIFE, JENNIFER L. RANSON, OF RECORD IN INSTRUMENT NO. 200107020069801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANGELA WIMBISH JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

unimproved ( )
This is improved (X) property, known as 4829 HONEY GROVE DRIVE, ANTIOCH, TN 37013
(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 our hand s this 25th day of November, 2003

ROBERT WIMBISH

ANGELA WIMBISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT WIMBISH AND WIFE, ANGELA WIMBISH

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 25th day of November, 2003.

Commission expires May 29, 2005

Notary Public

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public