WARRANTY DEED

Return To:

THIS INSTRUMENT PREPARED BY:

NATIONAL SETTLEMENT MANAGEMENT, LLC

290 BILMAR DRIVE

PITTSBURGH, PA 15205

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

MAIL TAX BILLS TO:

Davidson County DEEDWARR
Recvd: 01/16/04 15:33 3pgs
Fees:18.00 Taxes:1143.30

20040116-0007156

Mark Blaze

(NAME)

5408 Cottonport Drive

(STREET ADDRESS)

Brentwood, TN 37027

(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS 171-08-A-2-CO

171-08-A-2- CO

THIS INDENTURE, made and entered into this 5th day of December, 2003, by and between James E. McGoldrick and Gerri P. McGoldrick, husband and wife party of the first part, and

party of the second part, MARK BLAZE AND WIFE, SHARON BLAZE

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Williamson, State of Tennessee:

Please see attached "Exhibit A."

ADDRESS: 5408 Cottonport Drive, Brentwood, TN 37027

TAX MAP OR PARCEL ID NO.: 171-08-A-2- CO

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Witness # 1

Witness # 2

James E. McGoldrick

Gerri P. McGoldrick

* *

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James E. McGoldrick & Gerri P. McGoldrick to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5 day of January, 2003.

My commission expires MY COMMISSION EXPIRES: September 22, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 309,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of January, ~~2003~~ 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

5408 Cottonport Drive, Brentwood, TN 37027

"EXHIBIT 'A' "

----------LEGAL DESCRIPTION----------

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. 2 on the Plan of Cottonport Plantation, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 529 and 530. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel Identification Number: 171-08-A-2-CO

Commonly known as: 5408 Cottonport Drive, Brentwood, Tennessee 37027

Being the same property conveyed to James E. McGoldrick and Gerri P. McGoldrick, the grantors herein, by Warranty Deed from Brett Alan Hinson and Alice K. Hinson, husband and wife, of record in Instrument No: 20020104-0001370, Register's Office for Davidson County, Tennessee. Subject to (a) all matters appearing on the plan of record in Book 6900, Page 529, said Register's Office; and (b) Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7565, Page 57, Book 7824, Page 254, Book 7637, Page 925, and Book 8313, Page 932. Said Register's Office; (c) Storm Water Detention Agreement of record in Book 7350, page 137, said Register's Office; (d) Charter of record in Book 7621, Page 600 and Book 7981, Page 971, said Register's Office; (e) By-Laws of record in Book 10775, Page 37, said Register's Office.