Dav. Co. File Box 14-A
jtc file no. 16834-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/04 15:22 2pgs
Fees:13.00 Taxes:499.50

20040202-0012664

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2004.

Notary Public

My commission expires: 4/16/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John S. Bruck **Lisa M. Bruck**	**Countrywide Home Loans, Inc.**	**173-09-0-A-103co**
610 St. Jules Lane	**2021 N. Gallatin Road**	
Nashville, Tennessee 37203	**Madison, TN 37115**	

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 ACKNOWLEDGE, WE,

Signature Properties, LLC, a Tennessee limited liability company

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

John S. Bruck and wife, and Lisa M. Bruck

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. 111 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Signature Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, dated April 10th, 2003, of record in Instrument No. 20030411-0048757, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants and Restrictions and By-Laws for Lenox Village, of record in Instrument No. 20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X___) Unimproved (____) property, known as **610 St. Jules Lane, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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/our hand(s) this 29th day of January, 2004.

Signature Properties, LLC

Mohsen Malakouti
Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mohsen Malakouti, Secretary** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary** of **Signature Properties, LLC,** a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Mohsen Malakouti** as **Secretary.**

Witness my hand, at office, this **29th** day of **January, 2004.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 4/10/05