Davidson County DEEDWARR
Recvd: 03/02/04 14:47 2pgs
Fees:13.00 Taxes:851.00

20040302-0023642

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **March, 2004** by and between **Jon D. Ross, Trustee** , herein after referred to as GRANTOR, and **David R. Eby and Andrea M. Eby** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot Number 32 of Copperfield Revised, of record in Plat Book 6900, page 555-559, to which plan reference is hereby made for a more complete description of the property.

This conveyance is subject to the following:

1) Restrictions of record in Book 6779, page 296 and re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482 and Book 7208, page 889, said Register's Office.

2) Homeowners Association Charter of record in Book 7200, page 824 and amended in Book 7496, page 162, Book 7500, page 941, and Book 7872, page 33, said Register's Office.

3) Easement to Metropolitan Government of Nashville & Davidson County, Department of Water & Sewerage Services of record in Book 7593, page 488, said Register's Office.

4) All matters appearing on the plan of Copperfield Revised, of record in Plat Book 6900, Page 555, the Register's Office for said County.

5)All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed unto Jon D. Ross, Trustee, with full power to transfer, sell or convey without the joinder of any beneficiary, by Quitclaim Deed from Morris W. Thurman, Sr., and Thomas H. Hudgins, dated March 3, 2000, of record in Instrument Number 200003170027416, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 43 Nickleby Down, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jon D. Ross, Trustee

Jon D. Ross, Trustee
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jon D. Ross, Trustee** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **March, 2004.**

Carrie E. Hughes
Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

Name and Address of Property Owner:
David R. Eby and Andrea M. Eby
43 Nickleby Down, Brentwood, TN 37027

Send Tax Statements to:
~~**Cendant Mortgage Corporation**~~
~~**3000 Leadenhall Road, Mount Laurel, NJ 08054**~~

First American Tax Service
8435 Stemmons Freeway
Dallas, TX 75847

map and parcel--172.01-0A-032.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer, or ~~value of the~~ property or interest in property transferred, whichever is greater is **$230,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **March, 2004.**

Lee A. Cohen
Notary Public

My Commission Expires: 9/22/07

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-086