Davidson County DEEDWARR
Recvd: 03/18/04 15:55 2pgs
Fees:13.00 Taxes:336.70

20040318-0031165

WARRANTY DEED

B-MS-04-1544

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000

Mary L. Steinkirchner
Affiant

Subscribed and sworn to before me this 15th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Steinkirchner	Coldwell Banker Mortgage	
1544 Lewis Road	(NAME) 2001 Bishops Gate Blvd.	51-10-A-115 CO
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CJS LEASING COMPANY, A. TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY L. STEINKIRCHNER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1544 on the Plan of Oakland Trace PUD, of record in Plat Book 6250, Page 906, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to CJS Leasing Company by Quitclaim Deed dated January 4, 1999 and filed for record on February 18, 1999 in Book 11345, Page 490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 6563, Page 611; Storm Water Detention Agreement of record in Book 6537, Page 774; Conveyance of Common Area of record in Book 6859, Page 183, all of record of the said Register's Office.

This conveyance is subject to Restrictions of record in Book 6840, Page 637 and Instrument Number 20010629-0069331, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1544 Lewis Road, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of March, 2004.

CJS Leasing Company, a Tennessee General Partnership

By :

Title : Manager / Owner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Mike Edwards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Managing Partner of CJS Leasing Company, the within named bargainor, a general partnership, and that he as such Managing Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by him self as Managing Partner.

Witness my hand and official seal at

on this 15th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903