03 Realty Title 48-A

STATE OF TENNESSEE,)
COUNTY OF Davidson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $193,000.00.

AFFIANT

Sworn to and subscribed before me this 18th day of ~~January,~~ March, 2004.

NOTARY PUBLIC

My commission expires: 9/5/04

Map & Parcel No. 128-03-0-A-15.00 CO

Address of New Owner:
National Residential Nominee Svcs.
150 W. Jefferson, Suite 2000
Detroit, MI 48226

Send Tax Notices To:
Same

Davidson County DEEDWARR
Recvd: 03/26/04 10:06 2pgs
Fees:13.00 Taxes:714.10

20040326-0034147

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, ANTHONY A. CHIPKEWICH and wife, CATHERINE J. CHIPKEWICH, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., hereinafter referred to as Grantee, its successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 516 Cedar Forest Court, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6900, page 383, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 6805, page 253, Book 6925, page 751, and at Book 7163, page 686, in said register's office; and to the 2004 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said ANTHONY A. CHIPKEWICH and CATHERINE J. CHIPKEWICH have hereunto set their signature, this 20th day of January, 2004.

Anthony A. Chipkewich
ANTHONY A. CHIPKEWICH

Catherine J. Chipkewich
CATHERINE J. CHIPKEWICH

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 ANTHONY A. CHIPKEWICH and CATHERINE J. CHIPKEWICH, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of January, 2004.

Sandra Harrah
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Anthony A. Chipkewich and wife, Catherine J. Chipkewich.

LAND in Davidson County, Tennessee, being all of Lot No. 15, on the plan of First Revision Cedar Forest, a Planned Unit Development (P.U.D), all of record in Plat Book 6900, page 383, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony A. Chipkewich and wife, Catherine J. Chipkewich, by Warranty Deed from Robert M. Manners and Jill M. Manners, dated October 31, 2002, recorded November 5, 2002, of record in Instrument Number 200211070137671, the re-recording of Instrument Number 200211050135999, Register's Office for Davidson County, Tennessee.