Record & Return to: Southern Title Services, LLC, 4733 Andrew Jackson Pkwy. Suite 1C Hermitage, TN 37076 File NO. 200450085

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ET-04-4994

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Repass, unmarried	Chase Manhattan Mortgage`	
(NAME)	(NAME)	
1909 Brookmeadow Ct.	P. O. Box 572405	064-16-0-D-64.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Murray, UT 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUDITH W. SIMMONS, A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BETTY J. REPASS, UNMARRIED, hereinafter called the Grantees, 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 Lot No. 178 on the Plan of Section Two, Truxton Park of record in Instrument Number 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judiith W. Simmons, a single person, by Deed dated 08-28-01, from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corp., of record in Instrument Number 20010831-0094728, Register's Office for Davidson County, Tenneseee.

Restrictive Convenants of record in Instrument 200001011-0100896, 200010300-107559, as amended in Instrument 200207180-086907, Instrument Number 20020123-0009419, and Instrument 20010522-0052910 as amended in Instrument 200205060-055597 re-recorded in Instrument Number 20020718-0086907, Instrument Number 20020718-0086907 Register's Office of said County.

By Laws of record in Instrument 200011010-108604said Register's Office.

Charter of Homeowners Association of record in Instrument 200011010-0108603 said Register's Office.

Cumberland Utility District Easement as of record in Book 4910, Page 838, Register's Office for said County.

Ingress and Egress rights described in deed of record in Book 5699, Page 537, Register's Office for said County.

Subject to plat as of record in Instrument Number 20010515-0049898, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 1909 Brookmeadow Ct., Hermitage, Tennessee 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 March, 2004.

Judith W. Simmons

Judith W. Simmons

Davidson County DEEDWARR
Recvd: 03/30/04 14:33 2pgs
Fees:13.00 Taxes:506.53

20040330-0035656

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Judith W. Simmons , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 29th day of March, 2004.

My Commission Expires: 09-16-07

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 29th day of March, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW