Davidson County DEEDWARR
Recvd: 04/02/04 15:48 2pgs
Fees:13.00 Taxes:618.64

20040402-0037652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,200.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 1415 NORTH JACKSON STREET, TULLAHOMA, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mario Fusco	New Owner	Map 51
2233 Golden Oak Place		Group 14A
Madison, TN 37115		Parcel 9CO

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 acknowledged, we George Dunn d/b/a George Dunn Contractors hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Mario Fusco and wife, Margaret Fusco 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:

Being Lot No. 9, on the Plan of Oakwood Estates of record in Instrument 200005050045404, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership, by deed of record in Instrument X said Register's Office.
X 20040402-0037651

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200007130069428 and Instrument 200010020096900, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Instrument 200005050045404, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2233 Golden Oak Place, Madison, TN 37115

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 hand this 24th day of March, 2004.

George Dunn d/b/a George Dunn Contractors

BY: George Dunn
George Dunn

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 George Dunn d/b/a George Dunn Contractors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2004.

My Commission Expires: ~~01/20/05~~ 3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.