THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
159-1-57

BOX 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me this the 8 day of April, 2004.

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/15/04 14:22 2pgs
Fees:13.00 Taxes:2405.00
20040415-0042618

SunTrust Mortgage, Inc, 201 4th Ave. North, 7th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS: MORTGAGEE:	SEND TAX BILLS TO:
Csaba Rusznak and wife, Marta Papp	SunTrust Mortgage, Inc.
(Name)	(Name)
1421 Beddington Park	201 4th Avenue North, 7th Floor
(Street Address)	(Street Address)
Nashville, TN 37215	Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul E. Cook, unmarried,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Csaba Rusznak and wife, Marta Papp,** hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 1421 Beddington Park
Nashville, TN 37215

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 8th day of April, 2004.

Grantor:

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Paul E. Cook**, 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, at office, this 8th day of April, 2004.

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3-10-05

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Hound's Run, a Planned Unit Development, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Paul E. Cook, unmarried by Quitclaim Deed from Adex Corporation as of record in Instrument No. 20031023-0156618, Register's Office for Davidson County, Tennessee.