File #200410099

Davidson County DEEDWARR
Recvd: 04/16/04 11:07 2pgs
Fees:13.00 Taxes:1050.80

20040416-0043035

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. CAROL R. RIVERS MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Marshall III and wife, Julianne E. Marshall	NEW OWNER	Map: 171-12-A-25
(NAME) 5576 Saddlewood Lane	(NAME)	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JASON CASEY, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ~~JAMES L. MARSHALL, III AND WIFE~~, **JULIANNE E. MARSHALL**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

** and JAMES L. MARSHALL, III, wife and husband

Land in ~~Williamson~~ Davidson County, Tennessee, being all of Lot No. 25, on the Plan of Section One, Addition to Brelan Park at Saddlewood, as shown by plat appearing of record in Plat Book 7900, Pages 788-789, of the Register's Office of ~~Williamson~~ *Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason Casey, unmarried by Warranty Deed dated August 25, 1995 of record in Book 9783, Page 834, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 8891, Page 850, supplemented in Book 9462, Page 494, and amended and restated in Book 9480, Page 387, and supplemented in Book 9670, Page 494; By-Laws of record in Book 8891, Page 869; Charter of Homeowners' Association of record in Book 9462, Page 547; Codes Administration Agreement of record in Book 6012, Page 981; Easement of record in Book 7883, Page 311; Storm Water Detention Agreement of record in Book 9401, Page 827 and in Book 9401, Page 832; Quitclaim Deed to Homeowners' Association of record in Book 10370, Page 281, any and all matters shown on plat of record in Plat Book 7900, Pages 788-789; and any and all matters of record; all in the Register's Office for Williamson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5576 Saddlewood Lane, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 14th day of April, 2004.

Jason Casey

STATE OF Tennessee

COUNTY OF Williamson

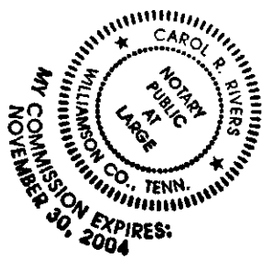
Before me, the undersigned Notary Public, personally appeared Jason B. Casey, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/07



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027