File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/16/04 12:45 2pgs
Fees:13.00 Taxes:493.95
20040416-0043119

W & I Ref:(_____) Title No: 45449
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sandra M. Yoder **5024 English Village Drive** **Brentwood, Tennessee 37027**	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 161-10-A-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$133,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Renee Burchyett**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra M. Yoder, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Villages of Brentwood, Phase Two of record in Book 6250, page 169, amended by Surveyors Certificate of Correction of record in Book 8484, page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Renee Burchyett, an unmarried person by deed from Joseph B. Collins and wife, Janice H. Collins of record in Doc. No. 20030820-0120715, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 169, amended by Surveyors Certificate of Correction in Book 8484, page 140, said Register's Office, which Plan shows a 20 foot minimum building setback line from English Village Drive, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s); A 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; A 5 foot easement for underground electric and phone easement along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 7207, page 251, Book 8507, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5024 English Village Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2004.

Renee Burchyett

Renee Burchyett

State of TENNESSEE
County of DAVIDSON

On this 15th day of April, 2004 , before me the undersigned authority, personally appeared Renee Burchyett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/7/2004

Leila F. Schmeisser
Notary

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of TENNESSEE
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $133,500.00

Jennifer McDowell
Affiant

Sworn and subscribed before me this the 15th day of April, 2004

My Commission Expires: 3/25/06

Margaret Pope
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY