Davidson County DEEDWARR
Recvd: 04/19/04 15:32 2pgs
Fees:13.00 Taxes:379.25
20040419-0044287

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 4532A

ADDRESS NEW OWNER:
Peter Roselli
868 Sandburg Place
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Access National Mortgage
1800 Robert Fulton Drive, Ste. 350
Reston, VA 200191

MAP **108-12**
GROUP
PARCEL **263**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Creasman and wife, Deborah C. Creasman** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Peter Roselli**, unmarried hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 8 of the Elmcrest Subdivision, of record in Plat Book 7900, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 89.13 feet on the westerly margin of Sanburg Place and extends back 121.26 feet on the northerly line and 117.98 feet on the southerly line to a dead line in the rear, measuring 78.15 feet thereon.

Being the same property conveyed to David L. Creasman by deed from Debra L. Creasman dated April 30, 1998, of record in Book 10912, page 512, Register's Office for Davidson County, Tennessee.

Deborah C. Creasman joins in the execution of this document to convey any marital interest she may have in the above described property.

This is improved property known as 868 Sandburg Place, Nashville, Tennessee 37214. Possession is to be given on April 16, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of April, 2004.

David L. Creasman

Deborah C. Creasman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David L. Creasman and Deborah C. Creasman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $102,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007