Davidson County DEEDWARR
Recvd: 04/21/04 10:08 2pgs
Fees:13.00 Taxes:712.62
20040421-0045103

Name and Address of New Owner:

Matthew Robert Mullins
1321 Brentwood Highland Dr.
Nashville, TN 37211

Send Tax Bills To:
New owner

Prepared by:

David W. McMackin
215 Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $192,600.00

Affiant

Subscribed and sworn to before me on this 31st day of March, 2004.

Notary Public

My Commission Expires:

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 5/12/2004

Map & Parcel No.
172-4-A-121-CO

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Connie E. McCormac (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Matthew Robert Mullins (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 33 on the plan of Phase Three, Highlands Of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Connie E. McCormac, unmarried, by virtue of a Warranty Deed dated April 22, 2002, from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record as Instrument No. 20020424-0050694, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1321 Brentwood Highlands Drive, Nashville, TN, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 31st day of March, 2004.

Connie E. McCormac

Connie E. McCormac

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie E. McCormac, the barginor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official ~~seal at~~ Brentwood, Tennessee, this 31st day of March, 2004.

Notary Public

My commission expires: _____