THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22671-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,500.00. Affiant Subscribed and sworn to before me this 30th day of April, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Joel R. Racheff Patricia C. Racheff 1511 Lethia Drive Nashville, TN 37206	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.073.13-0 Parcel No. 203.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Diehl and wife, Tina P. Diehl**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel R. Racheff and wife, Patricia C. Racheff** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1511 Lethia Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2004.

David J. Diehl

Tina P. Diehl

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David J. Diehl and wife, Tina P. Diehl**, 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, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/05/04 15:59 2pgs
Fees:13.00 Taxes:416.25

20040505-0051697

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mailan Heights as of record in Plat Book 1835, page 90, Register's Office for Davidson COunty, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David J. Diehl and wife, Tina P. Diehl by deed dated February 27, 1998 from James W. Southerland and wife, Lee Loy Southerland of record in Book 10821, page 181, Register's Office for Davidson COunty, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4083, page 654, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Plat Book 1835, page 90, Register's Office for Davidson County, Tennessee.