Box 13
#7586

Davidson County DEEDWARR
Recvd: 05/18/04 10:41 2pgs
Fees:13.00 Taxes:491.73
20040518-0057961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2004.

Notary Public

My Commission Expires: 5/28/06

NOTARY PUBLIC
PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason A. Barker
5356 Sunnyvale Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~ New Century Mortgage Corp.
PO Box 11052
Orange, CA. 92856-8152

MAP-PARCEL NUMBERS:
~~176-05-0A-115~~
176-5A-115

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert W. Bandish and wife, Leticia M. Bandish** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason A. Barker, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, beingLot No. 100 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, page 884, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert W. Bandish and wife, Leticia M. Bandish by warranty deed from W. L. Bainbridge, Inc. of record in Book 10985, page 606, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7823, page 857 as amended in Book 7857, page 94, Book 7867, page 75, book 9616, page 470, Book 9616, page 477,

Book 9678, page 187, Book 9764, page 44, Book 11180, page 80, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7932, Page 648 as amended in Book 9678, page 213, Instrument #20001207-0120450, 20031010-0150800, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7857, page 87, as amended in Book 7867, page 9680, page 319, said Register's Office.

Easement for Sanitary Sewer of record in Book 9790, page 311, Register's Office for Davidson County, Tennessee.

Quitclaim deed of common areas to Homeowner's Association of record in Book 9786, page 923, said Register's Office .

Deed of Conveyance to Metro Government in Book 8169, page 564, Book 8169, page 571, Book 8169, page 579, and Book 8169, page 588, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5356 Sunnyvale Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 20th day of April, 2004.

Robert W. Bandish

Robert W. Bandish

Leticia M. Bandish

Leticia M. Bandish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Bandish and wife, Leticia M. Bandish, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2004.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

10325-ST