THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 05/28/04 15:19 2pgs
Fees:13.00 Taxes:628.63

20040528-0063283

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

Notary Public

My commission expires:

Notary Public Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

Name and Address of New Owner:

Bradley J. and Kathy J. Vansickle
600 Dusk Court
Nashville, TN 37221

Send Tax Bills To:

SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230

Street Address of Subject Property:

600 Dusk Court
Nashville, TN 37221

Map and Parcel:

141-07-B-091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGIA R. McCRAY AND HUSBAND, RALPH R. BUSH,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **BRADLEY J. VANSICKLE AND WIFE, KATHY J. VANSICKLE,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the First Revision of Somerset Farms, Section 4, Phase 1, a PUD, of record in Book 9700, page 157, 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 Georgia R. McCray, unmarried, by Warranty Deed from Somerset Farms, a Tennessee joint venture, of record in Book 10550, page 63, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes and assessments for 2004 and subsequent years, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantees.

2. The Plan of record in Book 9700, page 157, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, Certain Notes, Easements and Setback lines.

3. Declaration of Covenants, Conditions and Restrictions of Somerset Farms of record in Book 8556, page 11, Supplement and Amendment of record in Book 9383, page 526, re-recorded in Book 9662, page 869, as further amended in Book 10190, page 182 and Book 10410, page 89, and further amended in Book 11433, page 936, Register's Office for Davidson County, Tennessee

4. By-Laws of Somerset Farms Homeowners' Association, Inc. of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of Somerset Farms Homeowners' Association, Inc. of record in Book 7382, page 225, and amended in Book 7820, page 608; Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

6. Subject to the matters on the boundary plat of Somerset Farms of record in Plat Book 7900, page 327, Register's Office for Davidson County, Tennessee.

7. Easement retained in the Deed of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee, for the purpose of running water and sewer lines from said tracts to the sewer pump station.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantors do covenant with the said Grantees that they are 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 27th day of May, 2004.

Georgia R. McCray

GEORGIA R. McCRAY

RALPH R. BUSH

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **GEORGIA R. McCRAY AND HUSBAND, RALPH R. BUSH,** 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 seal at Nashville, Tennessee, the day and year first above written.

Julie B. P.

NOTARY PUBLIC

My commission expires: JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

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