Davidson County DEEDWARR
Recvd: 06/03/04 15:41 2pgs
Fees:13.00 Taxes:555.00

20040603-0065651

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 DEADERICK STREET, SUITE 1100** **P. O. BOX 198888** **NASHVILLE, TENNESSEE 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2004. Notary Public My Commission Expires: 6/15/05

DAPHNE BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jerry Michael Troxler 904 Harpeth Bend Drive Nashville, TN 37221	America's Wholesale Lender PO Box 660694 Dallas, TX 75266-0694	156-2-193

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY J. DESMOND AND WIFE, MARY JOY DESMOND**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JERRY MICHAEL TROXLER**, hereinafter called the Grantee, his 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. 754 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for said County.

Said Lot No. 754 fronts 85.0 feet on the northwesterly margin of Harpeth Bend Drive and extends back 160.0 feet on the northeasterly line and 245.0 feet on the southwesterly line to a dead line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to Timothy J. Desmond and spouse, Mary Joy Desmond by deed from Donna Jean Ruth, unmarried, of record as Instrument No. 20020702-0079375, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 5884, page 840, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Harpeth Bend Drive, Nashville, TN 37221.

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 we covenant with the said Grantee that we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 28th day of May, 2004.

Timothy J. Desmond

Mary Joy Desmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY J. DESMOND AND WIFE, MARY JOY DESMOND**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires