WARRANTY DEED

Return To:
First Title & Escrow
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Davidson County DEEDWARR
Recvd: 06/07/04 08:12 2pgs
Fees:13.00 Taxes:617.90

20040607-0066506

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$168,000.00~~ $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA G. OUSLEY	FIRST HORIZON HOME LOANS	MAP 126-15 B PAR. 256
(NAME)	(NAME)	
7152 COMMONWEALTH CIRCLE	111 Westwood Place, Suite 109	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK D. VERTULI, by and through John McLeroy, Attorney in Fact and wife, ELISA M. VERTULI, by and through John McLeroy, Attorney in Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA G. OUSLEY**, HEREINAFTER CALLED THE GRANTEES, HER 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, being Lot No. 133 on the Plan of Lexington Point Subdivision, Section 3, of record in Instrument No. 2002116-0006331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mark D. Vertuli and wife, Elisa M. Vertuli by deed of record in Instrument No. 20020816-0099168, Register's Office for Davidson County, Tennessee.

JOHN McLEROY executes this instrument as Attorney in Fact for Mark D. Vertuli and wife, Elisa M. Vertuli pursuant to Power of Attorney of record in Instrument No. 20040607-0060505, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 7152 Commonwealth Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 our hands this 27th day of May, 2004.

Mark D. Vertuli

Mark D. Vertuli
BY: John McLeroy
John McLeroy, Attorney in Fact

Elisa M. Vertuli

Elisa M. Vertuli
BY: John McLeroy
John McLeroy, Attorney in Fact

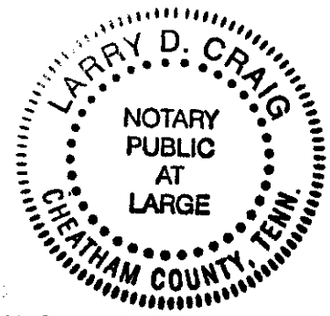
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, John McLeroy, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for Mark D. Vertuli and Elisa M. Vertuli and is authorized by the same to execute this instrument on their behalf.

Witness my hand and official seal this: 5/27/2004.

Commission expires:



My Commission Expires FEB. 10, 2008

Notary Public