Davidson County DEEDWARR
Recvd: 05/08/04 15:36 2pgs
Fees:13.00 Taxes:469.90

20040608-0067907

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2004.

Notary Public
My Commission Expires: 5/28/06

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0404-31939

Address of New Owner:	Send Tax Bills to:	Tax Information
Freeman A. Cushen 5204 Byrne Drive Nashville TN 37211	US Bank, NA P O Box 7298 Springfield, OH 45501-7298	162-05-0- 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmy McLaurin Warren and wife, Linda B. Warren, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Freeman A. Cushen and Cynthia G. Cushen, both unmarried, hereinafter called the Grantees, their successors 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. 74 on the plan of Southwood Subdivision, of record in Book 2663, Pages 125 and 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy McLaurin Warren and wife, Linda B. Warren, by deed from Melvin Goldman and wife, Jacqueline Goldman, of record in Book 3406, Page 104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5204 Byrne Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of June, 2004.

Jimmy McLaurin Warren

Linda B. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Warren and Linda Warren, with whom I am personally acquainted and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05