PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/11/04 10:07 2pgs
Fees:13.00 Taxes:2182.63
20040611-0069341

W & I Ref:(_____) Title No: 45582
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Bressman 95 Jamestown Dr. Nashville, Tennessee 37205	First Horizon Home Loan Corp. D/B/A First Tennessee Home Loans 2525 West End Ave., Suite 350 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 116-08-E-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$589,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Tolleson and spouse, Jane Tolleson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Bressman, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 95, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468; and Book 5238, page 93 Register's Office for said County.

Being the same property conveyed to Jane B. Ireland by deed from James Gil Fuqua and spouse, Marie T. Fugua of record in Book 8504, page 883 Register's Office for said County. The said Jane B. Ireland is now known as Jane B. Ireland Tolleson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Pages 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157 as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, and Book 5514, page 138, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 95 Jamestown Park, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2004.

Robert Tolleson

Jane Tolleson

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2004 , before me the undersigned authority, personally appeared Robert Tolleson Jane Tolleson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $589,900.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2004

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public