File #200420197

Davidson County DEEDWARR
Recvd: 06/16/04 09:14 2pgs
Fees:13.00 Taxes:995.30

20040616-0070957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00

Michael E. Lally
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Lally and Kelly C. Lally	SunTrust Mortgage, Inc.	Map: 171-8-A-90
(NAME) 1005 Beech Tree Lane	(NAME) P.O 57028	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **LORI F. MAGDA AND HUSBAND, DARREN T. MAGDA,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. LALLY AND WIFE, KELLY C. LALLY**, hereinafter called the GRANTEES, their 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 all of Lot No. 90, on the Subdivision Plat of Cottonport Plantation, Phase I, as shown by plat appearing of record in Plat Book 6900, Pages 529 and 530, as amended in Book 7627, Page 344 and Book 8032, Page 831, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lori F. Magda and husband, Darren T. Magda by Warranty Deed dated November 4, 1996 of record in Book 10251, Page 569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7637, Page 925, as amended in Book 8313, Page 932; Restrictive Covenants of record in Book 7430, Page 784, as amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 576; By-Laws of record in Book 7637, Page 966, as amended in Book 10775, Page 37; Charter of Cottonport Plantation Homeowners' Association of record in Book 7621, Page 600, as amended of record in Book 7981, Page 971; Storm Water Detention Agreement of record in Book 7350, Page 137; Deeds of Conveyance for Sanitary Sewers and Water Mains of record in Book 8486, Page 332 and Book 8486, Page 336; all matters shown on plat of record in Plat Book 6900, Pages 529 and 530, as amended in Book 7627, Page 344 and Book 8032, Page 831; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1005 Beech Tree Lane, Brentwood, TN 37027
(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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 11th day of June, 2004.

Lori F. Magda
Lori F. Magda

Darren T. Magda
Darren T. Magda

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Lori F. Magda and husband, Darren T. Magda who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2004.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064