Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2004.

Notary Public
My commission expires: ~~05/28/06~~ 7-23-05

05-0404-61426

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jordan F. Litsey, Jr.	Chase Manhattan Mortgage	86-04-0-B-073
4992 Tulip Grove Lane	PO Box 572405	
Hermitage TN 37076	Murray, UT 84157	

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, Bryan P. Flanagan and wife, Bonnie T. Flanagan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jordan F. Litsey, Jr. and Carrie W. Litsey, husband and wife, 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, being Lot 28 on the plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bryan P. Flanagan and wife, Bonnie T. Flanagan by deed from Frank Batson Homes, Inc., dated 1-16-98, recorded 1-20-98, of record in Book 10761, Page 631, 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 4992 Tulip Grove Lane, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 06/16/04 12:22 2pgs
Fees:13.00 Taxes:884.50
20040616-0071223

WITNESS my hand this 15th day of June, 2004.

Bryan P. Flanagan

Bonnie T. Flanagan

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand in Hermitage, TN, this 15th day of June, 2004.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires 05/28/06

