WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN. COUNTY

EXPIRES NOV. 25, 2007

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Gorman	SAME	103-12
(NAME)	(NAME)	(MAP)
3814 Central Avenue		270.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thomas A. Ranseen and wife, Danette D. Ranseen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steve Gorman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 215 and the westerly 5 feet of Lot No. 216 on the Map of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

SAID property fronts 50' on the northerly side of Central Avenue and extends back 200 feet along the easterly and westerly side lines to a rear line measuring 50' thereon.

BEING the same property conveyed to Thomas A. Ranseen and wife, Danette D. Ranseen, by deed from Terry L. Clements and wife, Nancy C. Clements, dated April 12, 1991, of record in Book 8331, page 238 and re-recorded in Book 8342, page 339, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3814 Central Avenue, 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 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 my/our hand(s) this 15th day of June, 2004.

Thomas A. Ranseen

Danette D. Ranseen

Davidson County DEEDWARR
Recvd: 06/21/04 15:13 2pgs
Fees:13.00 Taxes:2142.30

20040621-0073284

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas A. Ranseen and Danette D. Ranseen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of June, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004