File #200450223

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00.

Jennifer Hancher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2004.

Kathryn B. McClellan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephane Ruz and Claire Ruz	AmSouth Bank	Map: 103-10-0
(NAME) 5701 Vine Ridge Dr.	(NAME) P.O. Box 57046	Parcel 083.00
(ADDRESS) Nashville TN 37205	(ADDRESS) Irvine, CA 92619-7046	
(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, **JOHNNA L. HILLIARD, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **STEPHANE RUZ AND CLAIRE RUZ, HUSBAND AND WIFE**, 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. 78, on the Plan of Section 3, Brookside Courts, Addition No. 4, as shown by plat appearing of record in Book 2083, Page 25, 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 Andrew Tidwell and wife, Johnna L. Hilliard-Tidwell by Warranty Deed dated May 30, 2002 of record in Instrument No. 20020603-0066874, and being further conveyed to Johnna L. Hilliard by Quitclaim Deed dated January 13, 2004 of record in Instrument No. 20040130-0011734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2004, and subsequent year; The Plan, with Owner's Certificate, of Record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee, which Plan shows a 30 foot minimum building setback line from Vineridge Drive and Neartop Drive and a 10 foot easement for public utility purposes along the southwesterly and southeasterly line(s)..

Unimproved ( )
This is improved (X) property, known as 5701 Vine Ridge Dr., Nashville, TN 37205
(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 Grantor covenants 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 Grantor further covenants and binds herself, her 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.

Davidson County DEEDWARR
Recvd: 06/22/04 15:55 2pgs
Fees:13.00 Taxes:806.60
20040622-0074098

Witness our hands this 17th day of June, 2004.

Johnna L. Hilliard

STATE OF Tennessee

COUNTY OF Davidson

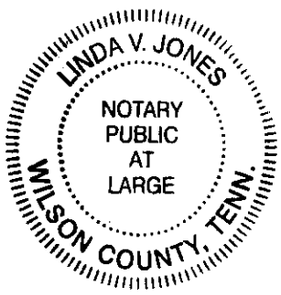
Before me, the undersigned Notary Public, personally appeared Johnna L. Hilliard who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076