WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 13:34 2pgs
Fees:13.00 Taxes:401.08

20040624-0075257

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2004

Darris Billingsley
Notary Public:

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin Ralph	Charter One Mortgage Corp.	Map 44
913 Fowler Street	501 Corporate Center Dr., Suite 220	Group 14
Old Hickory, TN 37138	Franklin, TN 37067	Parcel 97

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, we

Adrienne Mathis Trull, f/k/a Adrienne Mathis and husband Kevin Trull and Donald L. Mathis, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin Ralph and Christine Doolen

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:

BEING Lot No. 82, on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, of record in Book 1424, Page 75, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Adrienne Mathis, unmarried and Donald L. Mathis, married by deed from Steven P. Fudge and wife, Linda L. Fudge, of record in Book 11431, Page 922, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 75, said Register's Office.

Adrienne Mathis Trull and Adrienne Trull being one in the same person.

The said Kevin Trull joins in this conveyance to convey any and all marital interest he/she may have in said property.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute, as to the interest of Donald L. Mathis.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 913 Fowler Street, Old Hickory, TN 37138

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 our hands this 21st day of June, 2004.

Adrienne Mathis Trull

Kevin Trull

Donald L. Mathis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrienne Mathis Trull, Kevin Trull, and Donald L. Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2004.

My Commission Expires:1/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY