Davidson County DEEDWARR
Recvd: 07/02/04 14:26 2pgs
Fees:13.00 Taxes:1219.58

20040702-0079314

DO NOT PUBLISH

WARRANTY DEED

DO NOT PUBLISH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 329,617.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronal W. Serpas (NAME)	Bank of America (NAME)	MAP 172-14B
1449 Wexford Downs Lane (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 104
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Louisville, KY 40202 (CITY) (STATE) (ZIP)	

FOR AND 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, Franklin Heritage Homes, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronal W. Serpas and wife, Jill Roy Serpas

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. 104, on the Plan of Winfield Park, Phase 2, Section 1, a Planned United Development, of record in Instr. No. 200008040077802, revised in Instr. No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Franklin Heritage Homes, L.L.C. from Danco Property Investments, LLC recorded in Instr. No. 20040209-0015475, in the Register's Office for Davidson County, Tennesse.

This is the same description as in previous deed of record.

This conveyance is subject to taxes for the year 2004, prorated and assumed by the Grantee; all matters as set out on the plan of record in Instr. Nos. 200008040077802, revised in Instr. No. 20010313-0024106; Declaration of Convenants, Conditions and Restriction as set out in Book 11113, page 691, with By-Laws in Book 11113, page 717; Deed conveying Open-Space as set out in Instr. No. 20020515-0059529; Easements of record in Book 11124, page 852, Book 11628, page 204, and Book 11744, page 254, said Register's Office; assessment of homeowners association dues, if any; any and all easements located on the property.

unimproved ( )
This is improved (X) property, known as 1449 Wexford Downs Lane, Nashville, TN 37211
(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 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 hand this 1st day of July, 2004

Franklin Heritage Homes, L.L.C.
By:
Dan Morehouse, Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____; with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dan Morehouse and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Franklin Heritage Homes, L.L.C. the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Morehouse as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 1st day of July 2004.

My commission expires November 24, 2007 A B Waddell

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN