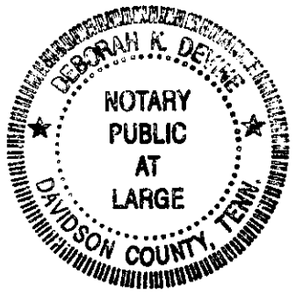
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Jennifer Sue Rawlings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1223

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Sue Rawlings	AMPRO Mortgage Corporation	181-3A-192
(NAME)	(NAME)	
7113 Calderwood Drive	P.O. Box 82370	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Phoenix, AZ 8507-2370	
(CITY) (STATE) (ZIP)	(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, Brett T. Cusaac and wife, Joan C. Cusaac, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Sue Rawlings and husband, John Whitney Rawlings, 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 Lot No. 192 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brett T. Cusaac and wife, Joan C. Cusaac, by Warranty Deed dated October 22, 1999, from Eugene A. Collins, unmarried, of record in Book 11738, Page 353, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brett T. Cusaac and Joan C. Cusaac by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040706-0079954, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7113 Calderwood Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/06/04 13:20 2pgs
Fees:13.00 Taxes:777.00

20040706-0079955

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 1st day of July, 2004.

Brett T. Cusaac by Terry DeSelms as Attorney-in-Fact

Joan C. Cusaac by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of July, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brett T. Cusaac and Joan C. Cusaac, and acknowledged that he executed the same as the free act and deed of the said Brett T. Cusaac and Joan C. Cusaac, through Power of Attorney granted Terry DeSelms by the said Brett T. Cusaac and Joan C. Cusaac.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

