This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040203

Davidson County DEEDWARR
Recvd: 07/09/04 14:05 2pgs
Fees:13.00 Taxes:721.50
20040709-0081968

Send Tax Bills To:
SAME

New Owner is:
Bobby Fuller & Kristie Fuller
705 Cedar Crest Drive
Nashville, TN 37209

MAP: 114-08-0-A
PARCEL: 18.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kimberly R. Mathews and husband, S. Jason Mathews**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bobby Fuller and wife, Kristie Fuller**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Cedar Crest Subdivision- Phase I, a Planned Unit Development, of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kimberly R. Mathews and husband, S. Jason Mathews from Mark T. Peden by Warranty Deed dated February 27, 1999 and recorded March 22, 1999 in Book 11394, page 177, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7213, page 973; Book 8424, page 405; Book 10086, page 772; Book 10174, page 199; Book 8480, page 693; Power of Attorney of record in Book 11394, page 180; and all matters of record on plat in Plat Book 6900, page 284, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2004.

GRANTOR:

Kimberly R. Mathews

Kimberly R. Mathews

S. Jason Mathews

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kimberly R. Mathews and husband, S. Jason Mathews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

SWORN TO and subscribed
before me this 30 day of
June, 2004.

NOTARY PUBLIC

My commission expires:

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