Davidson County DEEDWARR
Recvd: 07/20/04 14:24 2pgs
Fees:13.00 Taxes:532.43

20040720-0086646

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,900.00

Rachel Ellen Losch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

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:
Rachel Ellen Losch	Michigan Fidelity Acceptance Corp.	Map 84
2503 Lincoya Drive	25800 Northwestern Hwy. Ste 875	Group 12
Nashville, TN 37214	Southfield, MI 48075	Parcel 90

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

Jenny Henry

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rachel Ellen Losch and husband, Breton E. Losch
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. 70, on the Plan of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jenny Henry, unmarried, by Quitclaim Deed from Jenny L. Garr, n/k/a Jenny Henry, of record in Instrument 20021218-0155997, Register's Office for said County. See also Quitclaim Deed of record in Book 8737, Page 256 and Deed of record in Book 8497, Page 394, said Register's Office.

This conveyance is subject to: (1) 2004 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 1835, Page 91, said Register's Office.

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 2503 Lincoya Drive, Nashville, TN 37214

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 16th day of July, 2004.

Jenny Henry

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 Jenny Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.