WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 10:26 2pgs
Fees:13.00 Taxes:1665.00

20040726-0088894

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of July, 2004.

Notary Public

My commission expires: 1-26-2008

(AFFIX SEAL)

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ariel Y. Deutch **Laura Young**	Wells Fargo Bank, N.A.	**131-09-041**
1613 Ash Valley Drive	P.O. Box 10304	
Nashville, TN 37215	Des Moines, IA 50306-0304	

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,

Louis A. Dubrow and wife, Colleen A. Dubrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ariel Y. Deutch and Laura Young

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. 255 on the Plan of Tynewood Estates, Section Two, as of record in Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Louis A. Dubrow and wife, Colleen A. Dubrow, by Warranty Deed from Douglas J. Pearce and wife, Michelle C. Pearce, of record in Instrument No. 20010911-0098799, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3069, Page 566 and in Book 8092, Page 372, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (____) property, known as: **1613 Ash Valley Drive, Nashville, TN 37215**

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 convenant 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/our hand(s) this **22nd** day of **July, 2004.**

Louis A. Dubrow

Colleen A. Dubrow

ATTY IN FACT

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 **Louis A. Dubrow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2004.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

Notary Public

My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2004, before me personally appeared Louis A. Dubrow, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the same as the free act and deed of the said Colleen A. Dubrow.

Witness my hand and official seal, this 22nd day of July, 2004.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 4/10/05