This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Victoria B. Tutterow
713 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/28/04 08:36 2pgs
Fees:13.00 Taxes:439.93
20040728-0089953

MAP	**160-14**
GROUP	**C**
PARCEL	**13.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lexie H. Hagan, Executrix of the Estate of Robbie Fain Doud, deceased, and Kathryn Anne Rosalik, devisee under the Last Will and Testament of Robbie Fain Doud, deceased,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Victoria B. Tutterow**, hereinafter called the "GRANTEE", her 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 Unit No. 713 in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, of record in Plat Book 5200, page 376-377, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5818, page 915, said Register's Office.
>
> Being the same property conveyed to Robbie F. Doud, a single person, by deed from Secretary of Veterans Affairs of record in Book 8652, page 363, said Register's Office; Robbie F. Doud died on March 20, 2004 and title was devised to Kathryn Anne Rosalik under the Last Will and Testament of Robbie Fain Doud, deceased, No. 04-P549, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 713 Fox Ridge Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 the 15th day of July, 2004.

Lexie H. Hagan Executrix

Lexie H. Hagan, Executrix of the Estate of Robbie Fain Doud, deceased

Kathryn Anne Rosalik by Lexie H Hagan

Kathryn Anne Rosalik, by Lexie H. Hagan, as atty in fact attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lexie H. Hagan, Executrix of the Robbie F. Doud Estate** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal this 15th day of July, 2004.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lexie H. Hagan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney in Fact for Kathryn Anne Rosalik, and that as such Attorney in Fact she executed the within Warranty Deed for the purpose therein contained by signing the name of Kathryn Anne Rosalik as her free act and deed..

WITNESS my hand and official seal this 15th day of July, 2004.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $118,900.00.

Mary B Clark

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2004.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC
My Commission Expires: 12/15/2004