Davidson County DEEDWARR
Recvd: 08/05/04 13:56 2pgs
Fees:13.00 Taxes:673.40
20040805-0094346

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 182,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM TENN.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
1229

WARRANTY DEED

Name and Address of New Owner:
Christopher G. Thomas
2755 Rosedale Place
Nashville, TN 37211

Send Tax Bills To:
Chase Manhattan Mortgage
P.O. Box 569763
Dallas, TX 75356

Map/Parcel No.:
118-5-127

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles Cardona and wife, Nina Cardona**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher G. Thomas, unmarried** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 28 on the plan of phase two, Rosedale Place, of record in Plat Book 11190, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Cardona and wife, Nina Cardona by Warranty Deed from Rosedale Place, L.L.C. dated October 15, 1999 and recorded in Book 11706, Page 951, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 11190 Page 18, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **2755 Rosedale Place, Nashville, TN 37211**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of July, 2004

Charles Cardona

Nina Cardona

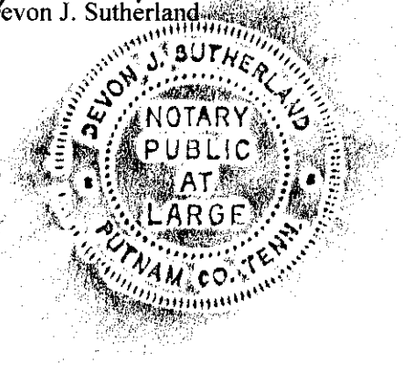
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Charles Cardona and wife, Nina Cardona**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075