RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43221

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/04 08:26 2pgs
Fees:13.00 Taxes:1054.50

20040811-0096798

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company, 13018 Lebanon Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Caronna	America's Wholesale Lender	Map 64-03
(NAME) 1908 Myleen Place	(NAME) 750 Old Hickory Blvd, Suite 180	Group A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	Parcel 93.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 5th day of August, 2004, by and between STEVEN M. HANSEN, MARRIED AND SHARON W. HANSEN, MARRIED, party of the first part, and Michael B. Caronna and Wife Kristy Caronna, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Being Lot No. 170 on the Plan of Brandywine Pointe, Phase Eleven, Section One, as of record in Plat Book 9700, Page 148, 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 Steven M. Hansen, Married and Sharon W. Hansen, Married by Warranty Deed dated August 15, 2001 from Charles Richard Lanphere and wife, Robin L. Lanphere of record in Instrument No. 20010823-0091080, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEVEN M. HANSEN, MARRIED AND SHARON W. HANSEN, MARRIED by deed from Charles Richard *, dated 8-15-2001 and filed of record in Instrument No. 200108230091080, Register's Office for DAVIDSON County, Tennessee. *Lanphere and wife Robin L. Lanphere

Subject to Restrictions of record in Deed Book 8120, Page 170, Deed Book 9576, page 846, Deed Book 8671, page 484, and Deed Book 9776, page 427 *, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record. * and Book 10040, Page30, and Book 8695, Page 379, and Book 9154, Page, 957,

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

STEVEN M. HANSEN

SHARON W. HANSEN

STATE OF TN

COUNTY OF DAVIDSON

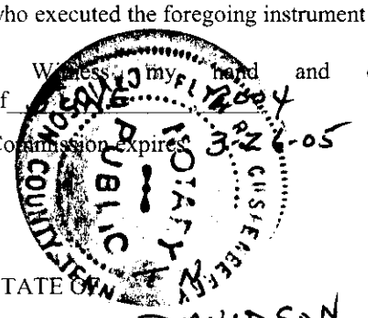
Before me, a Notary Public in and for said County and State, personally appeared STEVEN M. HANSEN, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at HERMITAGE, TN this 26th day of JUNE 2004

Commission expires: 3-26-05

Ruth K. Cushenberry

Notary Public



STATE OF TN

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared SHARON W. HANSEN, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at HERMITAGE, TN this 26th day of JUNE 2004

Commission expires: 3-26-05

Ruth K. Cushenberry

Notary Public

