WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/24/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUMMIT-PT-04-6620

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Bussell	New Owner	
6620 Holt Road	(NAME)	180-84.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID A. DIERKS AND WIFE, TONI L. DIERKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH G. BUSSELL AND WIFE, HELEN T. BUSSELL, hereinafter called the Grantees, their heirs and assigns, that 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. 13, on the plan of Holt Hills Subdivision, of record in Book 5050, pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Wayne Dunson and wife, Jean Dunson, by deed from Holt Hills Development Co., Inc., dated May 11, 1978, of record in Book 5285, page 385, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 24, 1979, of record in Book 5503, page 915, said Register's Office, the subject property was conveyed to David A. Dierks and wife, Toni L. Dierks.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6620 Holt Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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/our hand(s) this 12th day of August, 2004.

David A. Dierks by DD Brown, Atty-in-Fact

Toni L. Dierks by DD Brown, Atty-in-Fact

Davidson County DEEDWARR
Recvd: 08/18/04 10:13 2pgs
Fees:13.00 Taxes:1224.70

20040818-0099698

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of August 2004, before me personally appeared D.D. Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August 2004.

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 11-13-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of August, 2004, before me personally appeared D.D. Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David A. Dierks and Toni Dierks and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 12th day of August, 2004.

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 11-13-07

RETURN TO: