THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
5808 Chaseview Rd.
Nashville, TN 37221

Send Tax Bills To:
Desh Desesa
5808 Chaseview Rd
Nashville TN 37221

Map & Parcel Nos.: 156-13-14

Davidson County DEEDWARR
Recvd: 08/23/04 11:24 2pgs
Fees:13.00 Taxes:1357.90
20040823-0101510

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$367,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE PROVIDENT BANK d/b/a PCFS Financial Services** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto ***Desh R. Desesa and Leta Desesa, husband and wife** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

*Correct spelling: Desh R. Duseja

Property located in the County of Davidson:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision Two Final Plat for Chase Creek as of record in Plat Boo 9700, page 524, Register's Office for said County, to which plan reference is made for a more complete description

BEING the same property conveyed to Patrick L. and Lisa A. Malone by Quit Claim Deed from Albert Wilson, unmarried and Patrick Malone, married, dated October 13, 1999, recorded on October 19, 1999, of record in Book 11708, page 344, Register's Office of Davidson County, TN. BEING further conveyed to The Provident Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No 20030828-0125113, Register's Office, Davidson County, Tennessee, dated 8/23/03, recorded 8/28/03.

The above referenced property is also known as 5808 Chaseview Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated. But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereo. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantees and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

GRANTOR:

THE PROVIDENT BANK d/b/a PCFS Financial Services

By: STEVEN R. HEILMANN

By: Vermeka Noakes

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$367,000.00**.

AFFIANT

Subscribed and sworn to before me, this 18th day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF OHIO)

COUNTY OF HAMILTON)

Personally appeared before me, Kay E. Pierce, a Notary Public in and for said state and county, Steven R. Hellmann and Vermeka Noakes, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the **Vice President and Auth. Signer** of **THE PROVIDENT BANK d/b/a PCFS Financial Services**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as it's **Vice President and Auth. Signer**.

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WITNESS my hand and seal at office this 18th day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

PROPERTY ADDRESS:
5808 Chaseview Road
Nashville, TN 37221