This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040401

Davidson County DEEDWARR
Recvd: 09/01/04 15:30 2pgs
Fees:13.00 Taxes:692.64
20040901-0106046

Send Tax Bills To:
New Owner

New Owner is:
Paul and Carolyn Viveiros
105 Kenaum Court
Nashville, TN 37209

MAP: 114-08-0-A
PARCEL: 54.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rodney H. Newman both unmarried individuals Shannon A. Christopher**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul V. Viveiros and Carolyn L. Viveiros**, hereinafter referred to as Grantee, husband and wife its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Cedar Crest Subdivision, Phase 1, a Planned Unit Development of record in Plat Book 6900, Page 284, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rodney H. Newman and Shannon A. Christopher, both unmarried individuals by Warranty Deed from Delbert L. Strelow and wife, Brenda G. Strelow dated December 13, 1995, recorded December 15, 1995, in Book 9889, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of August, 2004.

GRANTOR:

Rodney H. Newman

Shannon A. Christopher

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rodney H. Newman both unmarried individuals Shannon A. Christopher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of August, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $187,200.00.

Affiant

SWORN TO and subscribed before me this 31 day of August, 2004.

NOTARY PUBLIC

My commission expires:

7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.