WARRANTY DEED

G-BR-04-6020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Casey Black
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 03, 2007

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia R. Loza	New owner	
6020 Ridge Farm Place	(NAME)	171-12-A-48 CO
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL S. KAKASSY AND WIFE, BETTY J. KAKASSY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA R. LOZA,MARRIED, hereinafter called the Grantee(s), 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, 47 on the Plan of Section Two, Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, page 963, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Kakassy by Warranty Deed executed August 8, 2000 and filed for record August 14, 2000 in Instrument Number 20000814-0080456, Register's Office for Davidson County, Tennessee, and re-recorded on November 11, 2002 in Instrument Number 20011101-0119378, Register's Office for Davidson County, Tennessee. Said Betty J. Kakassy joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 963; Book 7900, page 728; Book 9401, page 827; Book 9462, page 547; Book 10131, page 882; Book 10131, page 886; Book 10370, page 281; Book 8891, page 850; Book 9462, page 398; Book 9480, page 387; Book 9670, page 494; Book 8891, page 869, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6020 Ridge Farm Place, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of August, 2004.

Michael S. Kakassy

Betty J. Kakassy

Davidson County DEEDWARR
Recvd: 09/03/04 15:40 2pgs
Fees:13.00 Taxes:1109.63
20040903-0107251

STATE OF Tennessee
COUNTY OF Davidson

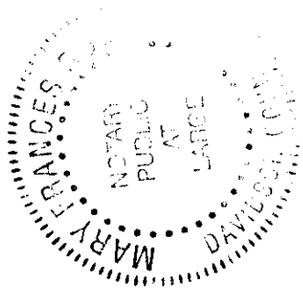
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Kakassy and Betty J. Kakassy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

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

Mary Frances Rudy
Notary Public

My Commission Expires: 9-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903