Davidson County DEEDWARR
Recvd: 09/14/04 10:17 2pgs
Fees:13.00 Taxes:512.45
20040914-0110673

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Ora Marie Ronse
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2004

Carol R Rivers
NOTARY PUBLIC

My Commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
		Map:161-9-147 Parcel:
Luz Maria Ronse (NAME)	Trane Federal Credit Union (NAME)	
5521 Thalman Drive (ADDRESS)	2715 Losey Boulevard South (ADDRESS)	Map: Parcel:
Brentwood TN 37027 (CITY) (STATE) (ZIP)	La Crosse, WI 54601-0443 (CITY) (STATE) (ZIP)	Map: Parcel:

FILE # 04080270

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VALERIE D. MATLOCK N/K/A VALERIE D. MATLOCK-PERRY, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUZ MARIA RONSE, UNMARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66-B, on the Plan of Brentwood Meadows, Section 3, (Lots 63, 64 and 65, Revised Zone Lot Division) as of record in Plat Book 6250, page 775, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to VALERIE D. MATLOCK, AN UNMARRIED PERSON, by deed of record as Instrument No. 20020801-0092602, as re-recorded of record as Instrument No. 20020809-0096341, said Register's Office.

Neil S. Perry, spouse of Valerie D. Matlock-Perry, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

THIS CONVEYANCE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 6250, page (s) 555, as amended in Book 6250, page 775, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 6771, page 442, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7710, page 89, said Register's Office.

This is improved property known as 5521 THALMAN DRIVE, Brentwood, Tennessee 37027

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of September, 2004

VALERIE D. MATLOCK-PERRY

NEIL S. PERRY

STATE OF TENNESSEE
~~DAVIDSON~~ Williamson COUNTY

Personally appeared before me, Brandy K. Pirk, a Notary Public in and for said County and State, the within named VALERIE D. MATLOCK-PERRY and NEIL S. PERRY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 2004.

Brandy K Pirk
Notary Public

Commission expires: 11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 200