WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/04 14:00 2pgs
Fees:13.00 Taxes:897.25

20041001-0118642

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Box 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: Exp. 5/28/06

(AFFIX SEAL)

NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shari Kay Hunter (NAME)	Shari Kay Hunter (NAME)	130-1-72
109 Lafayette Court (ADDRESS)	109 Lafayette Ct. (ADDRESS)	
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	Nashville, Tn 37205 (CITY) (STATE) (ZIP)	07DZ-29115

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marsha L. Ross Jaffa and husband, Robert S. Jaffa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shari Kay Hunter, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 35 & 36, Block 3, on the Plan of The Courts of Bellemeade, of record in Book 547, Page 141, Register's Office for said County.

Said property fronts together 60 feet on the westerly margin of Lafayette Court and extends between parallel lines, 145 feet to a dead line.

Being the same property conveyed to Marsha L. Ross by deed dated April 24th, 1990 recorded May 1st, 1990 from Betsy M. Benson, a single person of record in Book 8099, page 418, Register's Office for Davidson County, Tennessee.

The said Marsha L. Ross having since married, is now known as Marsha L. Ross Jaffa.

Robert S. Jaffa joins in this deed in order to convey any right, title, and interest he may have in the subject property by virtue of his marriage to Marsha L. Ross Jaffa.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

This is unimproved ( ) improved (X) property, known as 108 Lafayette Court, Nashville, Tn 37205
(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 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 our hand s this 29th day of September, 2004

Marsha L. Ross Jaffa

Robert S. Jaffa

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marsha L. Ross Jaffa and husband, Robert S. Jaffa

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2004.

Commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public