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Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040319

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$200,000.00**

Affiant

Subscribed and sworn to before me, this **30th day of September, 2004.**

Notary Public
My commission expires: 10-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Davidson County DEEDWARR
Recvd: 10/06/04 09:26 2pgs
Fees:13.00 Taxes:740.00
20041006-0120247

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Linda Arbaugh-Patin 308 Burgandy Hill Trail Nashville, Tennessee 37211	Suntrust Mortgage Lending PO Box 57028 Irvine CA 92619-7028	172120A16200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Susan Sabourin, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Linda Arbaugh-Patin, a married woman,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tenneessee, being Lot No. 66, Section Nine, on the Plan of Bradford Hills, of record in Book 7900, Page 6, and Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Charles Sabourin and wife, Susan Sabourin, by deed from F. Murray Parker, unmarried, of record in Book 9701, Page 563, and subsequently quitclaimed by Charles Sabourin to Susan Sabourin by quitclaim deed of record at Instrument Number 20020815-0098817, Register's Office for Davidson County, Tennessee The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Plat Book 7900 Page 6, and Book 7900, Page 414 Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants for Bradford Hills of record in Book 8069, Page 170, and Book 8621, page 252 Register's Office of Davidson County, Tennessee.
4. By-Laws of Record at Book 8071, Page 531, Register's Office of Davidson County, Tennessee.
5. Charter of Record at Book 8071, Page 520, Register's Office of Davidson County, Tennessee.
6. Dedication of Common Areas of record in Book 8154, Page 304, Register's Office of Davidson County, Tennessee.

This property is improved property known as **308 Burgandy Hill Trail, Nashville, TN 37211**

THIS PROPERTY CONVEYED IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Susan Sabourin, sign this Warranty Deed on this the 28th day of September, 2004.

Susan Sabourin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Sabourin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of September, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06