RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43357

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/06/04 16:24 2pgs
Fees:13.00 Taxes:503.20
20041006-0120909

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **September, 2004** by and between **Sarah Jean Hunt n/k/a Sarah Jean Judd and husband, Isaac Judd** , herein after referred to as GRANTOR, and **Barbara Rosenfarb and Marvin Rosenfarb** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 110 of Belle Point, Phase 3, a Planned Unit Development, of record in Book 6250, page 872, said Register's Office, to which plan reference is hereby made.

This conveyance is subject to Restrictions of record in Book 6819, page 164 and Book 6959, page 766, said Register's Office.

This conveyance is subject to By-Laws of record in Book 7409, page 224, Book 7851, page 215, Book 9319, page 443 and in Instrument 200201300013252, said Register's Office.

Being the same property conveyed to Sarah Jean Hunt by Warranty Deed from Christopher P. Negvesky, dated April 16, 2002, recorded May 8, 2002, of record in Instrument 20020508-0056647, Register's Office for Davidson County, Tennessee.

Sarah Jean Hunt is now known as Sarah Judd.

This is improved/unimproved property known as: 721 Barlin Court, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Sarah Jean Judd

Sarah Jean Hunt n/k/a Sarah Jean Judd
Signature of Seller

Isaac Judd

Isaac Judd
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Sarah Jean Hunt n/k/a Sarah Jean Judd and husband, Isaac Judd** , the within named bargainors, 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, at office, this **30th** day of **September, 2004.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires:

Name and Address of Property Owner:
Barbara Rosenfarb and Marvin Rosenfarb
721 Barlin Court, Nashville, TN 37221

Send Tax Statements to:
Guaranty Residential Lending
1300 S. Mopac Expressway, Austin, TX 78746-6947

Map and Parcel--142.10-0B-110.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$136,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **September, 2004.**

Notary Public

My Commission Expires: 7/29/2006

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-395

ALAN L. SITTON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

7/29/2006