03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/12/04 10:15 2pgs
Fees:13.00 Taxes:592.00

20041012-0122750

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Laura R. Kusek
Affiant

Subscribed and sworn to before me, this 7th day of October, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

03-0408-32167

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura R. Kusek	Chase Manhattan Mortgage Co	126-15-0-B 236.00CO
7153 Commonwealth Circle	P.O. BOX 79046	
Nashville TN 37221	PHOENIX, AZ 85062-9046	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey B. Parsons and wife, Rebecca E. Parsons, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura R. Kusek, hereinafter called the Grantee, her successors 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 Lot No. 160, on the Plan of Section Two, Lexington Point, of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey B. Parsons and wife, Rebecca E. Parsons by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20011205-0134114, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7153 Commonwealth Circle, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of October, 2004.

Jeffrey B. Parsons

Rebecca E. Parsons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Jeffrey B. Parsons and Rebecca E. Parsons, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of October, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05