(2)

File #200450401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~165,000.00~~ 167,600.00 JMW

John M. Damschroder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004.

Jennifer S. Dunlap
Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 10/15/04 09:51 2pgs
Fees:13.00 Taxes:620.12
20041015-0124185

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Corey Graves	Countrywide Home Loans, Inc	Map 171-2-A
(NAME)	(NAME)	Parcel 006.00 CO
111 Villa View	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN M. DAMSCHRODER, A MARRIED MAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW GRAVES, UNMARRIED**, hereinafter called the GRANTEE, his 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 all of Unit No. 6, on the Plan of Condominium Site Plan, Phase I, Brentwood Villa, as shown by plat appearing of record in Plat Book 6900, Pages 4 and 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to John M. Damschroder, unmarried by Warranty Deed dated July 27, 2001 of record in Instrument No. 20010806-0084008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: By-Laws of record in Book 6923, Page 986, as amended in Book 6423, Page 567 and Book 8074, Page 564; Master Deed of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, as amended in Book 7266, Page 84 and Book 7423, Page 574; Charter of Brentwood Villa Homeowners' Association of record in Book 6936, Page 895, as amended in Book 7998, Page 249; Easement of record in Book 5155, Page 164; Deeds of Conveyances to Metropolitan Department of Water and Sewer of record in Book 8127, Pages 666, 782 and 802 and Book 8128, Page 17; Stormwater Detention Agreement of record in Book 6385, Page 814; all matters shown on plat of record in Plat Book 6900, Pages 4 and 5; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Sara Damschroder, spouse of John M. Damschroder, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 111 Villa View, Brentwood, TN 37027
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of September, 2004.

John M. Damschroder

John M. Damschroder

By: June Newby Byrd

June Newby Byrd, Attorney in Fact

Sara Damschroder

Sara Damschroder

By: June Newby Byrd

June Newby Byrd, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of September, 2004, before me personally appeared June Newby Byrd, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John M. Damschroder and Sara Damschroder and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20041015-0124184 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
Daid W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076