Davidson County DEEDWARR
Recvd: 10/20/04 10:19 2pgs
Fees:13.00 Taxes:540.20

20041020-0126040

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/30/04
(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason and Callie Minton 2237 Crescent Valley Lane Hermitage, TN 37076	Chase manhattan Mortgage Corp. P.O. Box 47020 Doraville, GA 30362	Map 64.16, Group D Parcel 128

For and in 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,

Nicolas S. Levin by and through Angela W. Levin Attorney-in-Fact, and wife, Angela W. Levin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason E. Minton and wife, Callie Minton

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 LOT NO. 286, SECTION THREE, TRUXTON PARK, OF RECORD IN INSTRUMENT NUMBER 20011024-0116272, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NICOLAS S. LEVIN AND WIFE, ANGELA W. LEVIN BY DEED FROM KIM A. MIDDLETON AND FRAZER N. MIDDLETON, WIFE AND HUSBAND, DATED FEBRUARY 27, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040303-0024315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20011024-0116272, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20001030-0107559, and in Instrument Number 20010522-0052910, Instrument Number 20020123-0009419, Instrument Number 20020506-0055597, and re-recorded in Instrument Number 20020718-0086907, Register's Office for Davidson County, Tennessee.
4) Property is subject to Truxton Park, Section Three, a Planned Unit Development, Charter of record in Instrument Number 20001101-0108603, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20001101-0108604, said Register's Office.
5) Property is subject to easement for sanitary sewer granted to Metro Government in Instrument Number 20001208-0121300, said Register's Office.
6) Property is subject to easement for storm water detention granted to Metro Government of record in Instrument Number 20020524-0063322, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2237 Crescent Valley Lane, Hermitage, TN 37076
(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 15th day of October, 2004.

Nicolas S. Levin by Angela W. Levin
Nicolas S. Levin by Angela W. Levin Attorney-in-Fact
Atty. in Fact

Angela W. Levin
Angela W. Levin

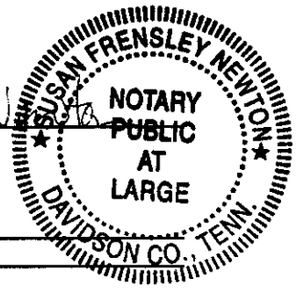
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angela W. Levin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



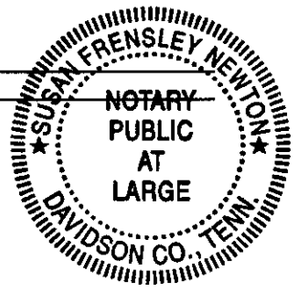
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela W. Levin, Attorney-in-Fact for Nicolas S. Levin, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Nicolas S. Levin for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2004

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076