Return to:
The Home Closing Company
214 Centerview Dr., Ste 225
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/25/04 10:57 2pgs
Fees:13.00 Taxes:887.63
20041025-0127809

W & I Ref: gj Title No: 45882

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy P. Trotter Christine M. Trotter 5120 Traceway Drive Nashville, Tennessee 37221	Citimortgage, Inc. P.O. Box 6044 The Lakes, Nevada 88901

TAX MAP-PARCEL NUMBERS: 155-16-A-154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric L. Proctor and spouse, Deborah L. Proctor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy P. Trotter and spouse, Christine M. Trotter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Traceside, Section Six of record in Book 9700, Page 268 Register's Office for said County, to which plan reference is hereby made for a more complete, description thereof.

Being the same property conveyed to Eric L. Proctor and wife, Deborah L. Proctor by deed from Jim Coffer and wife, Sue Coffer of record in Doc. No. 20010516-0051011, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 268, said Register's Office, to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Document No. 20001114-0112667 and By Laws of record in Book 9668, Page 899 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5120 Traceway Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2004 .

Eric L. Proctor

Deborah L. Proctor

State of TENNESSSEE
County of WILLIAMSON

On this 15th day of October, 2004 , before me the undersigned authority, personally appeared **Eric L. Proctor and Deborah L. Proctor** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

State of TENNESSSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $239,900.00

Affiant

Sworn and subscribed before me this 15th day of October, 2004

My Commission Expires: 1/26/08 Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008