Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,500.00

Affiant

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

NOTARY PUBLIC

Notary Public
My commission expires: ____

Address of New Owner:	Send Tax Bills to:	Tax Information
Vincent P. Wyatt	Franklin American Mortgage	160-16-0-C/44.00
451Old Towne Drive	501 Corporate Centre Dr #400	
Brentwood TN 37027	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ashley B. Tucker an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Vincent P. Wyatt and wife, ~~Jamie Wyatt~~ hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 44 on the Plan of The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase"), as of record in Instrument No. 20001103-0109137 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley B. Tucker by deed from Jeffrey L. Ponchillia of record in Instrument No. 20030403-0044022 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 200005310053797 and amended in Instrument No. 200012140123057, 200005310053798. No. 200008310086366, No. 20001214-0123058 and No. 200101190005975 and in any allied instruments(s) referred to in said restrictions. 3) Charter for Brentwood Chase Townhome Homeowners Association of record in Instrument No. 200008310086366 and Instrument No. 20012140123056 4) Bylaws for Brentwood Chase Townhome Homeowners Association of record in Instrument NO. 20001214-0123058 5) All matters appearing on plan of The Terraces at Brentwood Chase (A Revision of "Old Towne" at Brentwood Chase) of record in Insrument No. 20001103-0109137, Register's Office for Davidson County

This property is improved property known as 451 Old Towne Drive, Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/01/04 14:09 2pgs
Fees:13.00 Taxes:690.05

20041101-0130905

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of October, 2004.

Ashley B. Tucker

Ashley B. Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley B. Tucker , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of October, 2004.

Nancy E. Swystun

Notary Public

My Commission expires: 1/27/07

FILE NO: 04528A

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 1-27-2007