Davidson County DEEDWARR
Recvd: 11/03/04 11:19 2pgs
Fees:13.00 Taxes:418.10
20041103-0132371

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOT 48A

ADDRESS NEW OWNER:
Raymond Dupee
13 Peachtree Street
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:
American Home Mortgage
P.O. Box 3050, Mail Stop D±-±0
Columbia, MD 21045-6050

MAP	**119**
GROUP	**6**
PARCEL	**286**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John T. Eddleman, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto * **Raymond Dupee**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel *D,- of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Rosewood Estates, of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John T. Eddleman, a single person by deed from Cool Valley Corporation of record in Book 5563, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is unimproved property known as 13 Peachtree Street, Nashville, Tennessee 37210.

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 does covenants with the said "GRANTEE" that he is 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

*Laura Eddleman, spouse of John T. Eddleman, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 29th day of October, 2004.

John T. Eddleman

Laura Eddleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John T. Eddleman and Laura Eddleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2004.

Robert M. Loffi
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of October, 2004.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~7/19/2008~~