REALTY TITLE 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 11/19/04 11:47 2pgs
Fees:13.00 Taxes:1368.63
20041119-0139111

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of November, 2004.

Notary Public
My commission expires: 11/27/06

15-0410-150030

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Frank J. LoPresti 6221 Banbury Station Brentwood TN 37027	Countrywide Home Loans, Inc. P.O. Box 10212 Van Nuys, CA 91410-0212	1742-09-0-A 030

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas A. Chapman and wife, Kristina L. Chapman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frank J. LoPresti, unmarried**, hereinafter called the Grantee, his successors 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. 30 on the Plan of Banbury Crossing Third Revision of Section One, of record in Plat Book 9700, Page 536, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas A. Chapman and wife, Kristina L. Chapman by deed from Betty Swain Mays, dated 03-05-04, of record in Instrument No. 20040309-0026781, Register's Office for Davidson County, Tennessee.

Further being in the same property conveyed to Betty Swain Mays by quit claim deed from Jones Land Company, LLC, a Tennessee Limited Liability Company, dated 01-22-98, of record in Book 10773, Page 674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6221 Banbury Station, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18 day of November, 2004.

Thomas A. Chapman

Kristina L. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas A. Chapman and Kristina L. Chapman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 18 day of November, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006



