File # 03-7300

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

This Instrument Prepared by: E. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

CORP-00073

WARRANTY DEED

THIS INDENTURE, made this 9th day of March ,A.D., 2004*, between WALTER C. HARDWICK and wife, SHARRON P. HARDWICK, of the City of Nashville, State of Tennessee , First Parties, and JOSEPH ANTHONY CHAFATELLI AND COLLEEN GLORIA CHAFATELLI, HUSBAND AND WIFE,

of the City of Nashville , State of Tennessee , Second Parties ,

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and no/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING Lot No. 65, on the plan of Phase One, Lakeridge, of record in Plat Book 7900, page 962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to WALTER C. HARDWICK AND WIFE, SHARRON P. HARDWICK, by Warranty Deed from FRANK BATSON HOMES, INC., A TN CORP, of record in Book 10108, page 319, and re-recorded in Book 10220, page 755, Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see attached EXHIBIT "A".

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

*to be effective December 3, 2004

Davidson County DEEDWARR
Recvd: 12/08/04 08:48 3pgs
Fees:18.00 Taxes:810.30
20041208-0146072

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)

Walter C. Hardwick (L.S.)

Sharron P. Hardwick (L.S.)

STATE OF ~~TENNESSEE~~ North Carolina }
COUNTY OF Surry }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **WALTER C. HARDWICK**, the within named bargainor, 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 office, in Surry County, this 9 day of March 2004

OFFICIAL SEAL
LISA L. FREEMAN
Notary Public-North Carolina
COUNTY OF SURRY
My Commission Expires 1-9-08

Lisa L Freeman
Notary Public

My Commission expires January 9, 2008

STATE OF ~~TENNESSEE~~ North Carolina }
COUNTY OF Surry }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **SHARRON P. HARDWICK**, the within named bargainor, 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 office, in Surry County, this 9 day of March 2004

OFFICIAL SEAL
LISA L. FREEMAN
Notary Public-North Carolina
COUNTY OF SURRY
My Commission Expires 1-9-08

Lisa L Freeman
Notary Public

My Commission expires January 9, 08

THE NAME AND ADDRESS OF A PROPERTY OWNER

OWNER JOSEPH ANTHONY CHAFATELLI AND COLLEEN GLORIA CHAFATELLI, HUSBAND AND WIFE

ADDRESS 3716 LAKERIDGE PASS

NASHVILLE, TENNESSEE 37214

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

FIELDSTONE MORTGAGE COMPANY

ADDRESS 1701 LEGACY DRIVE, SUITE 10000

FRISCO, TEXAS 75034

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 219,000.00 . Affiant Joseph Anthony Chafatelli.

Subscribed and sworn to before me this 3rd day of December 20 04.

Notary Public Denise C. Ellis

DENISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires 6/23/2008

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 109-1-A, PARCEL 16CO).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 962, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 9669, Page 715, Register's Office for DAVIDSON County, Tennessee.