Davidson County DEEDWARR
Recvd: 12/08/04 09:10 2pgs
Fees:13.00 Taxes:691.53
20041208-0146120

#194

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ronald Toussant	Taylor, Bean & Whitaker	Map 164-9-
5737 Cedar Ash Crossing	1417 Magnolia Avenue	Parcel 3
Antioch, TN 37013	Ocala, FL 34475	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jeffrey Goetsch and wife, Terisa D. Rosevear,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ronald Toussant, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of Asheford Crossing, Section 1, of record in Plat Book 7900, page 937, said Register's Office, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Goetsch and Terisa D. Rosevear, both unmarried by quitclaim deed from Terisa D. Rosevear of record in Book 11392, page 935, said Register's Office. Further conveyed to Terisa D. Rosevear, unmarried by warranty deed from Phillips Builders, Inc., a Tennessee Corporation of record in Book 10058, page 712, said Register's Office. The said Jeffrey Goetsch and Terisa D. Rosevear having since married.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, Instrument No. 20001018-0103441, 20010418-0038191 and By-Laws in Book 9651, page 925, said Register's Office.
3. All matters appearing of record in Plat Book 7900, page 937, said Register's Office.

This is improved property commonly known as **5737 Cedar Ash Crossing, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $189,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2004.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **December, 2004**.

JEFFREY GOETSCH **TERISA D. ROSEVEAR**

[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 **Jeffrey Goetsch and Terisa D. Rosevear**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **3rd** day of **December, 2004.**

My Commission Expires MAR. 31, 2007

Notary Public

My Commission Expires:_____