This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 053-03-0
PARCEL: 214.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
George E. Rusho and wife, Kathy D. Rusho
1304 Overton Street
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 12/16/04 13:46 2pgs
Fees:13.00 Taxes:603.10
20041216-0149753

WARRANTY DEED

THIS INDENTURE, made this 10th day of December, 2004 between

Anthony M. Baglino and wife, Laura V. Baglino

hereinafter referred to as **Grantor**, and

George E. Rusho and wife, Kathy D. Rusho

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 157 of Section "B" on the plan of E.I. duPoint de Nemours and and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 55,2 feet on the Westerly side of Overton Street and extends back 87.6 feet on the Northerly line and 87.7 feet on the Southerly line to a dead line measuring 55.2 feet thereon.

This being the same property conveyed to Anthony M. Baglino and wife, Laura V. Baglino by Warranty Deed dated 05/29/2002 from SSS Properties, A Tennessee General Partnership Composed of Donald R. Swartz and Terry Keller Swartz, General Partners of record in Instrument Number 20020530-0065521, and by Quitclaim Deed being recorded simultaneously herewith in Instrument Number 20041216-0149752 **Register's Office Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor 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.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Anthony M. Baglino

Laura V. Baglino

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony M. Baglino and wife, Laura V. Baglino the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of December, 2004.

Notary

My Commission Expires: Donna J. Clarke MY COMMISSION # DD249596 EXPIRES September 14, 2007 BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF Duval

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $163,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of December, 2004.

Notary Public

My Commission Expires: Donna J. Clarke MY COMMISSION # DD249596 EXPIRES September 14, 2007 BONDED THRU TROY FAIN INSURANCE, INC.