Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/30/04 07:50 2 pgs
Fees:13.00 Taxes:962.00
20041230-0154318

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Timothy Rosser Denise Rosser
Affiant

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

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Timothy Rosser	Countrywide Home Loans	171-08-1-14 CO
400 Overall Drive	801 Crescent Centre Drive	
Brentwood TN 37027	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janice L. Smith a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Timothy Rosser and wife Denise Rosser hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the plan of Cottonport Plantation Phase One of record in Book 6900 page 529 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janice L. Smith husband Billy Scott Smith by deed from Lisa C. Gaw and husband L. Edward Gaw of record in Book 10909 page 633 Register's Office for Davidson County, Tennessee and dated April 10, 1999.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Cottonport Plantation Phase One of record in Book 6900 Page 529, Register's Office for Davidson County, Tennessee 3) Easement of record in Book 7350 page 137 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7430 page 784 and amended in Book 7565 page 57, Book 7824 page 254 Book 7637 page 925 Book 7897 page 578 and 576 and Book 8313 page 932 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Cottonport Plantation Homeowner's Association of record in Book 7621 page 600 and amended in Book 7981 Page 971

This property is improved property known as 400 Overall Drive, Brentwood, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 29th day of December, 2004.

Janice L. Smith BY Howard Copeland ATTY. IN FACT
Janice L. Smith

William R. Chausse Sr. BY Howard Copeland ATTY. IN FACT
William R Chausse, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of December, 2004, before me personally appeared Howard L. Copeland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janice L. Smith and William R. Chausse, Sr., acknowledged that such person executed the same as the free act and deed of of Janice L. Smith and William R. Chausse, Sr.

Notary Public

My Commission expires 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.