WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2005

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patricia Desmond	NEW OWNER	Map 149
901 Johnson Pass Court		Group 6
Antioch, TN 37013		Parcel 122

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Steven F. Mancini and wife, Barbie McCullough

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patricia Desmond, Jennifer Walters and Michael Desmond, Trustees of Desmond*
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 22, on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Plat Book 7900, Page 419, 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 Steven F. Mancini, an unmarried person, by deed from Jeffrey Alan Freeman, a married person, of record in Book 11598, Page 857, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7981, Page 478; Book 8038, Page 838; Book 8313, Page 17; Book 9781, Page 987; Book 9237, Page 1; Book 8323, Page 410; Book 8191, Page 323; Book 8191, Page 324; Book 10650, Page 785; and Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 419, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6269, Page 197; Book 6298, Page 582; and Book 8175, Page 765, said Register's Office.

The said Barbie McCullough joins in this conveyance to convey any and all marital interest she may have in said property.

* **Living Trust Dated 12/1/04**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 901 Johnson Pass Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 14th day of February, 2005.

Steven F. Mancini

Barbie McCullough

Davidson County DEEDWARR
Recvd: 02/17/05 10:07 2 pgs
Fees:13.00 Taxes:486.55

20050217-0018061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven F. Mancini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbie McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2005.

My Commission Expires: May 24 2008

Notary Public

MARILYN JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008