

MY COMMISSION EXPIRES:
JAN 26, 2008

Davidson County DEEDWARR
Recvd: 03/03/05 08:56 2 pgs
Fees:13.00 Taxes:628.63



20050303-0023292

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$169,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF February, 2005.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Dousette 7141 Commonwealth Circle Nashville, TN 37221	American Mortgage Network 10421 Wateridge Cr. #250 San Diego, CA 92121	Map 126-15, Group B Parcel 239

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,

Michael P. Morrissette and wife, Kelly C. Morrissette f/k/a Kelly R. Clark

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kathryn Dousette, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF SECTION THREE, LEXINGTON POINT SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20020116-0006331, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. MORRISSETTE AND KELLY R. CLARK, JOINT WITH SPOUSE, BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED JULY 26, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020802-0092748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KELLY R. CLARK HAVING SINCE MARRIED AND IS NOW KNOWN AS KALLY C. MORRISETTE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20020116-0006331, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20001018-0103445, supplement in Instrument Number 20020214-0019754, and supplement in Instrument Number 20020219-0021061, Register's Office for Davidson County, Tennessee.
4) Property is subject to Lexington Point, Section Three, a Planned Unit Development, Charter of record in Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20001018-0103445, supplement in Instrument Number 20020214-0019754, and supplement in Instrument Number 20020219-0021061, said Regster's Office.
5) Property is subject to easement for storm water detention to Metro Government in Instrument Number 20020729-0090372, said Register's Office.
6) Property is subject to easement for drainage to Homeowners Association in Instrument Number 20020729-0090373, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7141 Commonwealth Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 25 day of February, 2005.

X Michael P. Morrissette

X Kelly C. Morrissette

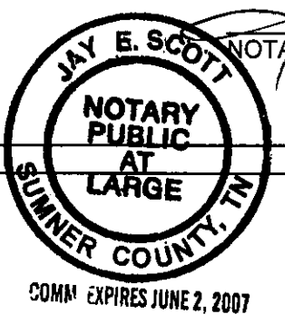
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael P. Morrissette and wife, Kelly C. Morrissette f/k/a Kelly R. Clark, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of February, 2005.

NOTARY PUBLIC

My Commission Expires:





PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076