175464
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/05 09:29 2 pgs
Fees:13.00 Taxes:588.74
20050311-0027007

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$159,120.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2005.

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy S. Scates	**New Century Mortgage Corporation**	**Map 171-3B-243CO**
601 Old Hickory Boulevard #47	**P.O. Box 514700**	
Brentwood, TN 37027	**Los Angeles, CA 90051-4700**	

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,

Shashidhar Kusuma, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy S. Scates, an unmarried man

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 Unit No. 5 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Planned Unit Development, of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shashidhar Kusuma, an unmarried person by Deed from Pulte Homes Tennessee Limited Partnership, a limited partnership, of record in Instrument No. 20000404-0033422, dated March 30, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11550, page 531, and amended in Book 11682, Page 75, and By-Laws of record in Book 11550, page 554, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X_) Unimproved (_____) property, known as: **601 Old Hickory Boulevard #47, Brentwood, TN 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 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 convenant 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/our hand(s) this 6 day of **March, 2005.**

Shashidhar Kusuma

STATE OF OHIO)
COUNTY OF Cuyahoga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shashidhar Kusuma,** the bargainor, 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 at Cleveland, Ohio, this 8 day of **March, 2005.**

Notary Public

My Commission Expires: 12/13/2009

CHERYL MAZZONE
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Dec. 13, 2009