Davidson County DEEDWARR
Recvd: 03/16/05 11:16 2 pgs
Fees:13.00 Taxes:1024.53
20050316-0028880

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $276,900.00.

Affiant

Subscribed and sworn to before me, This 11th day of March, 2005

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Valeria N. Nowell	US Bank, N.A.	172-5-B-107
228 Sterling Oaks Place	P.O. Box 7298	
Brentwood, TN 37027	Springfield, OH 45501-7298	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gary B. Nordin and wife, J. Christine Nordin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Valeria N. Nowell, unmarried hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 39 on the plan of Phase 2, Sterling Oaks, as shown on plat of record in Plat Book 11190, Page 141, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gary B. Nordinand wife, J. Christine Nordin by deed form Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20000501-0042969, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 10951, Page 547 amended in Book 11514, Page 959; By-Laws of record in Book 10951, Page 587; Charter of the Homeowners Association of record in book 10951, Page 540, Register's Office for Davidson County, Tennessee.

This is improved property known as 228 Sterling Oaks Place Brentwood, TN 37027

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of March, 2005

Gary B. Nordin

J. Christine Nordin

STATE OF Tennessee
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public in and for the said County and State, personally appeared Gary B. Nordin and J. Christine Nordin, the within named bargainor, 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 at Nashville, Tennessee this 11th day of March, 2005.

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-19-08