File Box 8

This Instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 03/21/05 11:24 3 pg:
Fees:18.00 Taxes:961.63
20050321-0030402

File No.: **2120-768505**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of March, 2005,** by and between **Darryl W. Thompson, Jr. and wife, Meredith Lynn Thompson,** parties of the first part, and **Bernard Rousseau and wife, Alicia C. Rousseau,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF BROOK MEADE SECTION IV, AS OF RECORD IN PLAT BOOK 2133, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Darryl W. Thompson, JR. and wife, Meredith Lynn Thompson, by Warranty Deed from Daniel J. Tierney and wife, Elizabeth S. Tierney, dated 4/16/00, of record in Instrument number 20004270041714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 93, said Register's Office, which Plan shows a 65 foot minimum building setback line from Bresslyn Road and a 10 Foot easement for public utility purposes along the northerly side and westerly rear line(s) of said lot. And a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot.

Parcel ID # **115 08 0 025.00**
X Improved OR
Unimproved property located at: **729 Bresslyn Road, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Darryl W. Thompson Jr.

Meredith Lynn Thompson

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Darryl W. Thompson, Jr. and wife, Meredith Lynn Thompson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Fourteenth day of March, 2005.**

Judy A. Lehman State of Tennessee Notary Public Williamson County

Notary Public

My Commission Expires: 3-10-07

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Owner's Name: **Bernard Rousseau and Alicia C. Rousseau**

and Address: **729 Bresslyn Road**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
801 Crescent Center Drive.
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$259,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fourteenth day of March, 2005.**

Notary Public

My Commission Expires: 3-10-07

State of Tennessee Notary Public Williamson County