Box 31-B
For DSCB
(UPW)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_____) Title No: 46201
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/06/05 15:46 2 pgs
Fees:13.00 Taxes:2312.50
20050406-0038086

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diane H. Roddey 95 Jamestown Park Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-08-E-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Bressman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane H. Roddey, a married person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 95, as shown on the Revised Plan of Sugartree, Phase3, as of record in Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468, and Book 5238, page 93, Register's Office for said County.

Being the same property conveyed to Patricia Bressman, unmarried, by deed from Robert Tolleson and spouse, Jan Tolleson of record in Doc. No. 20040611-0069341 Register's Office for said County.

Phillip L. Bressman, spouse of Patricia Pressman conveys and and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Pages 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222,page 468, Book 5238, page 93 said Register's Office, which Plan shows a minimum building setback, and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, and Book 5514, page 138, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 95 Jamestown Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2005.

Patricia Bressman

Phillip L. Bressman

State of TENNESSEE
County of DAVIDSON

On this 4th day of April, 2005 , before me the undersigned authority, personally appeared Patricia Bressman and Phillip L. Bressman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $625,000.00

Affiant

Sworn and subscribed before me this the 4th day of April, 2005

My Commission Expires: 1-28-06

Notary Public

LORETTA B. LANE NOTARY PUBLIC AT LARGE