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THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 05/10/05 12:25 2 pgs
Fees:13.00 Taxes:910.20

20050510-0052679

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Michael D. Mounsey 5925 Woodland Hills Dr. Nashville, TN 37211	Wells Fargo Bank N.A. 11301 Carmel Commons Blvd. Charlotte, NC 28226	172-02-0-067.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, BARBARA A. ROUSSEAU, unmarried, hereinafter called the Grantor, has bargained and sold by these presents does transfer and convey unto MICHAEL D. MOUNSEY hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Four, Myrtlewood Estates, as of record in Plat Book 6200, Page 214, Register's Office to said County, to which plan reference is made for a more complete description.

This is improved property known as 5925 Woodland Hills Drive, Nashville, Tennessee 37211.

Richard P. Hance and Barbara R. Hance are divorced. Barbara R. Hance and Barbara A. Rousseau are one in the same person.

Being the same property conveyed to BARBARA A. ROUSSEAU by QuitClaim Deed from Richard P. Hance and Barbara A. Rousseau, fka Barbara Hance dated 02/13/2004 of record 20040220-0019982 R.O.D.C..

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
2. All restrictions of record;
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.
6. Restrictive Covenants: Bk. 6544, Pg. 917, RODC.
7. 2005 Davidson Co. Metropolitan property taxes which not now due and payable. {ID# 172-02-0-067.00}.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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. This improved property is known as: 5925 Woodland Hills Drive, Nashville, Tennessee.

WITNESS MY HAND(S) THIS 2nd day of May, 2005 IN WILLIAMSON COUNTY, TENNESSEE.

Barbara A. Rousseau
BARBARA A. ROUSSEAU

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said state and county, Barbara A. Rousseau, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd day of May, 2005 IN WILLIAMSON COUNTY, TENNESSEE.

April Ferguson
NOTARY PUBLIC

My Commission Expires: 06/01/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 246,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 2 day of MAY, 2005 in Williamson Co., Tennessee.

April Ferguson
NOTARY PUBLIC

My Commission Expires: 06/01/08

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN