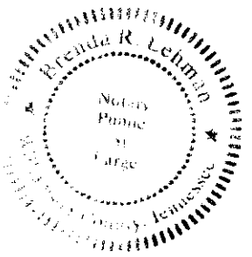
File #20050021



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ward	Countrywide Home Loans, Inc	161-272.00
(NAME)	(NAME)	
5845 Nolensville Pike, #115	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Emily K. Tropp, unmarried, ThomasJ. Tropp and wife, Maripat Tropp, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto James A. Ward, hereinafter called the GRANTEE, his 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. 8 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily K. Tropp, an unmarried woman and Thomas J. Tropp, a married man and Maripat Tropp by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument no. 200411080134063, Register's office for Davidson County, Tennessee.

This conveyance is subject to the following:
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Townhomes of Shadow Glen of record in Instrument Number 200403150029248, as corrected in Instrument No. 20040317030572, as supplemented in Instrument No. 200407130081379, as corrected in Instrument No. 200407200086706 and Instrument No. 200407200086707, Register's office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of the Townhomes of Shadow Glen Homeowners' Association, Inc., of record in Instrument No. 200403160029917 and Storm Water Detention Agreement of record in Instrument No. 200309030127692, said Register's Office.

Unimproved ()
This is improved (X) property, known as 5845 Nolensville Pike, #115, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 06/02/05 13:52 2 pgs
Fees:13.00 Taxes:464.35
20050602-0062551

Witness our hands this 31st day of May, 2005.

Emily K Tropp

Emily K. Tropp

Thomas J Tropp by Emily K Tropp, his Attorney-in-Fact

Thomas J. Tropp, by Emily K. Tropp, his Attorney-in-Fact

Maripat Tropp by Emily K Tropp, her attorney-in fact

Maripat Tropp, by Emily K. Tropp, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 31st day of May, 2005 before me personally appeared Emily K. Tropp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that she is the attorney -in-fact of Thomas J. Tropp and Maripat Tropp and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Williamson, Tennessee.

WITNESS my hand and official seal this 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires 10/22/05

NOTARY PUBLIC AT LARGE

MY COMM. EXP 10/22/05

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027