Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Julia Passyn 2060 Sranford Village Dr. Antioch, TN 37023	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027 2005050154
STATE OF TENNESSEE COUNTY OF Davidson		Map & Parcel No. 173-11-A-17
The actual consideration or value, whichever is greater for this transfer is $155,000.00		**Elite Title Company** **109 West Park Drive** **Suite 350** **Brentwood, TN 37027**

Affiant

Subscribed and sworn to before me on 06/03/05.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC MELISSA L. SANDER DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/09/05 11:13 2 pgs
Fees:13.00 Taxes:573.50

20050609-0066001

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Victoria L. Dew, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Julia Passyn and Bryan Dunn, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 17, on the plan of Section One, Stanford Villiage, as of record in Instrument No.20000204-0012060, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victoria L. Dew by Warranty Deed dated 12/19/2003 of record in Instrument No. 20031229-0183100, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2060 Stanford Village Dr., Antioch, TN 37023.

Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations set forth in restrictions of record in Instrument No. 20000203-0011283, Reinstated by Instrument No. 20000228-0019107, as amended by, Instrument Nos. 20000301-0020280, 20010319-0026310, 20020123-0009420 and 20041108-0134204, and in any allied instrument(s) referred to in said restrictions, said Register's Office.

All matters shown on plat of record in Instrument No. 2000204-0012060, and in Instrument No. 20000204-0012061; and any and all matters of record the Register's Office for Davidson County, Tennessee.

By-Laws of Stanford Village Homeowners' Association as of record in Instrument No. 20000217-0016311, said Register's Office.

Charter of Stanford Village Homeowners' Association as of record in Instrument No. 20000217-0016310, said Register's Office.

Sanitary Sewers and/of Storm Drainage Easement as of record in Book 9466, Page 794, said Register's Office.

Right-of-Way Deeds conveyed to Metropolitan Government as of record in Book 2739, Page 637, said Register's Office.

Tempoary Ingress/Egress Easement as of record in Book 11263, Page 506, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/03/05.

Victoria L. Dew

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria L. Dew, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 06/03/05.

Notary Public

My Commission Expires: 11-6-06

(SEAL)

NOTARY PUBLIC AT LARGE CANNON CO. TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006