Davidson County DEEDWARR
Recvd: 06/06/06 13:01 2 pgs
Fees:13.00 Taxes:1359.75

20060606-0066837

WARRANTY DEED

P-KW-06-5204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Anne Musiker	Fifth Third Mortgage	
5204 Cochran Drive (ADDRESS)	336 Main St. (NAME) (ADDRESS)	161.01-OB-28.00 CO
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHELLE T. FILAROSKI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETH ANNE MUSIKER AND STEPHEN T. GUDIS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 125 on the Plan of Aberdeen Woods, Phase One, of record in Plat Book 9700, Page 589, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete and accurate description thereof.

Being the same property conveyed to Michelle T. Filaroski, married by Warranty Deed from Drees Premier Homes, Inc. formerly known as Drees Preferred Collection, Inc., an Ohio Corporation dated November 16, 2001 as of record in Instrument number 20011126-0128484, Register's Office for Davidson County, Tennessee.
Mark R. Filaroski joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5204 Cochran Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 30th day of May, 2006.

Michelle T. Filaroski

MARK R. FILAROSKI

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2006, before me personally appeared Michelle T. Filaroski, and Mark R. Filaroski to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959