PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

FILED FOR RECORD

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Kristen M. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1998

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 3/24/01
(AFFIX SEAL)

BOOK 10862 PG 605

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kristen M. Wells	Southeastern Mortgage of Tennessee, Inc.	43-21-203
(NAME) 203 Cedarwood Avenue	(NAME) 115 29th Avenue South	11D31119
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE,

Betty Jenean McIntosh and husband, Rudy Clark McIntosh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen M. Wells, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Located in Madison, County of Davidson, State of Tennessee, to wit; Being Unit No. 203 on the Plan of the reubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limted common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to the follows:

1 The Plan of record in Book 5200, Page 590, Register's Office for Davidson County, Tennessee.

2. Supplementary Declaration of Covenants, Conditions and Restrictions, of record in Book 6119, Page 402, Said Register's Office, which makes the Declaration of record in Book 5495, Page 661, said Register's Office, applicable to this phase.

3. All Restrictions and Easements of record.

Being the same property conveyed to Betty Jenean McIntosh by Deed of record in Book 8011, Page 906, Register's Office for Davidson County, Tennessee.

3181 03/31 0101 03CHECK 258.75

This is ~~unimproved~~ improved XX property, known as 203 Cedarwood Avenue Madison, TN 37115
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, 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 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.

Witness our hand s this 27th day of March , 1998

Betty Jenean McIntosh

Rudy Clark McIntosh

BOOK 10862 PG 606

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Betty Jenean McIntosh and husband, Rudy Clark McIntosh
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 19 98

Commission expires November 8, 1998

Johnna L. Stewart
Johnna L. Stewart Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of March 19 98

Commission expires November 8, 1998

Johnna L. Stewart Notary Public

04119078

IDENTIF. & REFERENCE

98 MAR 31 PM 2:25

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

10862..600

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10862 PG 607

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0419078
IDENTIF. ↑ REFERENCE

98 MAR 31 PM 2:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273448