40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 8/22/2002
(AFFIX SEAL)

Instr:200003010020263 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:43:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $480.63

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose J. Carde-Bernal (NAME)	GMAC Mortgage Corporation (NAME)	MAP 172-8-A
5929 Retriever Court (ADDRESS)	P. O. Box 569760 (ADDRESS)	PARCEL 68
Antioch, Tn 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75356 (CITY) (STATE) (ZIP)	

FOR AND 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, Denise A. Philp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose J. Carde-Bernal and wife, Julie E. Carde

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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Two-B Hunters Branch, as of record in Plat Book 6900, page 337, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Denise Ann Philp and husband, Stephen Craig Philp, by deed from Karl E. Haury, married, of record in Book 8648, page 604, said Register's Office. Mildred Haury conveyed her interest in the property to Denise Ann Philp and husband, Stephen Craig Philp, by quitclaim deed of record in Book 9067, page 374, said Register's Office. The said Stephen Craig Philp conveyed his interest in the property to Denise A. Philp, by quitclaim deed of record in Book 9067, page 376, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Stephen Craig Philp joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Denise A. Philp.

unimproved ( )
This is improved (X) property, known as 5929 Retriever Court, Antioch, TN 37013
(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 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 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 29th day of February, 2000

Denise A. Philp

Stephen Craig Philp

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson A-34

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise A. Philp and husband, Stephen Craig Philp

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2000

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public