WARRANTY DEED

PICK-UP

Instr:200008150080748 Page: 1 OF 3
REC'D FOR REC 08/15/2000 11:57:55AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $136.90

STATE OF TENNESSEE
COUNTY OF Coffee

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $37,000.00

Teresa A. Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of AUGUST, 2000.

Debra A. Gaitlin
Notary Public

MY COMMISSION EXPIRES: 7/30/02

(AFFIX SEAL)

DEBRA A. GAITLIN NOTARY PUBLIC AT LARGE COFFEE CO.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa A. Rose (NAME)	**Midland Mortgage Co.** (NAME)	**119-10-152**
2726 Hartford Drive (STREET ADDRESS/ROUTE NUMBER)	**PO Box 268888** (STREET ADDRESS)	
Nashville, TN 37210 CITY/STATE/ZIP	**Oklahoma City, OK 73126-8888** (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Albert Rose and wife, E. Jeannette Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa A. Rose**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN GILES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD, ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND COUNTY PROPERTY TAXES FOR THE CURRENT YEAR, TO BE ASSUMED BY GRANTEE.

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN, WITHOUT BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION TAKEN FROM PRIOR DEED. NO WARRANTY OR OPINION OF TITLE IS GIVEN BY PREPARER.

This is improved property known as: 2726 Hartford Drive, Nashville, Tennessee, 37210

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 8Th day of AUGUST August, 2000.

James Albert Rose
James Albert Rose

E. Jeannette Rose
E. Jeannette Rose

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Albert Rose and wife, E. Jeannette Rose**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within document for the purposes therein contained.

Witness my hand and official seal at _____, TN, this 8th day of August, 2000.

Debra A. Gatlin Notary Public

Commission Expires: 7-30-01

DEBRA A. GATLIN NOTARY PUBLIC AT LARGE COFFEE TENN.

Exhibit "A" Legal Description:

Being Lot No. 11 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 11 fronts 75.0 feet on the easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to James Albert Rose and wife, E. Jeannette Rose by deed from Earl C. Darnell and wife, Carole Darnell, dated August 8, 1980, recorded in Book 5635, page 121, Register's Office for Davidson County, Tennessee.