00H-1029

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,600.00.

Subscribed and sworn to before me, this 4th day of January, 2001.

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TENNESSEE 37076

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SHAWNA RUFFIN, a married woman 704 SWEETWATER CIRCLE OLD HICKORY, TN 37138	ABN AMRO MORTGAGE GROUP, INC. 4242 N. HARLEM AVENUE NORRIDGE, IL 60706
MAP & PARCEL NO. 064-15-0-A/021.00 CO	

Davidson County DEEDWARR
Recvd: 01/05/01 16:30 2pgs
Fees:11.00 Taxes:512.82
20010105-0001961

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,

WARREN C. RICHMOND and wife, TERESA C. RICHMOND,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SHAWNA RUFFIN, a married woman, and husband, MICHAEL RUFFIN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, as corrected in Book 9432, Page 449, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Warren C. Richmond and wife Teresa C. Richmond, by Warranty Deed from Phillips Builders, Inc., recorded April 17, 1996, of record in Book 10021, Page 607, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 20 01, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 7900, Page 697, corrected in Book 9432, Page 449; Restrictive Covenants of record in Book 9231, Page 719, as amended in Book 9547, Page 904; Charter of Homeowner's Association of record in Book 9315, Page 723; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

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

THIS IS IMPROVED PROPERTY KNOWN AS: 704 SWEETWATER CIRCLE, OLD HICKORY, TENNESSEE 37138

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 20TH DAY OF DECEMBER, 2000.

Teresa C. Richmond by Attorney-in-Fact

Warren Richmond

WARREN C. RICHMOND

Warren Richmond

TERESA C. RICHMOND by Attorney-in-Fact
WARREN C. RICHMOND

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 20th day of December, 2000, before me personally appeared Warren C. Richmond, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2000, before me personally appeared Warren C. Richmond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Teresa C. Richmond as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of the said Teresa C. Richmond.

Witness my hand and official seal at office on this the 20th day of December, 2000.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

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WARRANTY DEED

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