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Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Robert A. Lawrence
Affiant

Subscribed and sworn to before me, this 27th day of February, 2001.

Carol R. Lewis
Notary Public
My commission expires: 11/30/04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/02/01 16:03 2pgs
Fees:11.00 Taxes:259.00

20010302-0020082

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Lawrence	ERA Mortgage	073-07-0
2436 Fairbrook Drive	3000 Leadenhall Road	153.00
Nashville TN 37214	Mt. Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Colby Montae Biggers and wife, Kellye W. Biggers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Lawrence**, hereinafter called the Grantees, their successors 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 12-A on the Plan of Zone Lot Division of Lot 12, Cabin Hill, Section 1, of record 5200, page 581, amended in Book 6900, page 707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Colby Montae Biggers and wife, Kellye W. Biggers by Warranty Deed from Kimberli R. Daniel of record in Book 11099, page 292, Register's Office for Davidson County, Tennessee.

Kimberli R. Daniel and Kimberli R. Richardson being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2436 Fairbrook Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2001.

Colby Montae Biggers

Kellye W. Biggers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Colby Montae Biggers and wife, Kellye W. Biggers, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, Tennessee, this 27th day of February, 2001.

Carol R. Rivers
Notary Public

My Commission expires: 11/30/04

