FILE BOX 75

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Lisa Fournace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 20 01

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/13/01 10:25 2pgs
Fees:11.00 Taxes:351.13
20010313-0023829

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pinewav Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa C. Fournace (NAME)	GMAC Mortgage Corporation (NAME)	MAP 108-16
420 Woodsman Court (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 332
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (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, Richard B. Cummings and wife, Mary Frances Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa C. Fournace, 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:

BEING Lot No. 93B, Zone Lot Division, Lots Nos. 92 and 93, of Percy Priest Woods, Section 4, Revised, of record in Plat Book 6250, Page 756, amending Plat Book 6200, Page 336, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard B. Cummings and wife, Mary Frances Cummings by Quitclaim deed from Stephen C. Baker, Trustee, of record in Book 9461, Page 487, Register's Office for said County. See also deed of record in Book 6758, Page 218, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6556, Page 612; Book 6250, Page 756; Book 6020, Page 270; Book 5984, Page 865; and Book 6333, Page 307, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 756, amending Plat Book 6200, Page 336, said Register's Office.

unimproved ( )
This is improved (X) property, known as 420 Woodsman Court, Nashville, TN 37214
(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 9th day of March, 20 01

Richard B. Cummings
Richard B. Cummings

Mary Frances Cummings
Mary Frances Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Cummings and wife, Mary Frances Cummings

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 9th day of March, 20 01.

Commission expires January 26, 2002

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public