PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 03/21/01 11:04 2pgs
Fees:11.00 Taxes:1054.50
20010321-0027104

W & I Ref: (gj) Title No: 42220
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Albert T. Posnack Cynthia Posnack 19 Lymington Court Brentwood, TN 37027	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 160-11-A-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 285000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia A. Rosenberger, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Albert T. Posnack and spouse, Cynthia Posnack,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hemmingwood of record in Book 6900, pages 6, 7, and 8, Register's Office for said County.

SAID Lot No. 24 fronts 62.77 feet on the westerly margin of Lymington Court and extends back 139.58 feet on the southeasterly line 219.16 feet on the northeasterly line to a broken line in the rear, measuring 280.22 feet thereon.

BEING the same property conveyed to Cynthia A. Rosenberger by deed from Ruby K. Thalmann, unmarried, of record in Book 10544, page 108, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 6, 7 and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Lymington Court, together with a designated building site and 10 foot easement for utility and drainage purposes along the along the southerly side, westerly rear and easterly front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6925, page 268, Book 6948, page 268, Book 7474, page 205, Book 6892, page 540 and Book 7269, page 387, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 19 Lymington Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2001.

Cynthia A. Rosenberger

Cynthia A. Rosenberger

State of Tennessee
County of Williamson

On this 16th day of March, 2001, before me the undersigned authority, personally appeared **Cynthia A. Rosenberger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 26, 2003

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 285000.00

Albert J. Romack

Affiant

Sworn and subscribed before me on the 16th day of March, 2001.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Expires JULY 26, 2003

Notary Public