Davidson County DEEDWARR
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Fees:11.00 Taxes:328.19

20010404-0033015

WARRANTY DEED

Preparer's File #-01B138

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,700.00 .

x Kim Cunliffe
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2001.

(Affix Seal) Notary Public

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kimberly E. Cunliffe	Mortgage Edge Corporation	95-04-163
223 Graylynn Drive	1355 Beverly Road, suite 330	
Nashville, Tennessee 37214	McClean, VA 22101	

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 consideration, the receipt of which is hereby acknowledged, I/we, CORY J. WATTS AND APRIL M. WATTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIMBERLY E. CUNLIFFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, being Lot No. 33, Eva-Mor Heights as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cory J. Watts and wife, April M. Watts by deed from Robert W. Egbert and wife, Lisa G. Egbert of record in Book 11200, page 549, filed on 11/11/1998, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **223 Graylynn Drive, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **23rd** day of **March, 2001**:

Cory J. Watts

April M. Watts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, W Aaron Fortner, a Notary Public in and for said County and State, the within named CORY J. WATTS AND APRIL M. WATTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE GIVEN CO., TENN.