WARRANTY DEED

Return To: R-0328
WILSON & WEISS TITLE
Associates, LLC
103 Maple St.
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00
Affiant Gary D. Sides
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2001
Notary Public
MY COMMISSION EXPIRES: January 31, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary D. Sides (NAME)	GMAC Mortgage Corporation (NAME)	MAP 149-06,
4937 Pebble Creek Drive (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 17.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, J. Paul Hilton and wife, Janice P. Hilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Sides and Adrian I. Fernandez, both 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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Pebble Creek, Section 2, as of record in Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to J. Paul Hilton and wife, Janice P. Hilton, by deed from Ron D. Johnson and wife, Mary K. Johnson, of record in Book 6643, Page 523, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 04/12/01 08:31 2pgs
Fees:11.00 Taxes:471.75
20010412-0035948

unimproved ( )
This is improved (X) property, known as 4937 Pebble Creek Drive, Antioch, TN 37013
(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 26th day of March, 2001

J. Paul Hilton by Janice P. Hilton - atty-in-fact

Janice P. Hilton

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 Janice P. Hilton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 26th day of March, 2001.

Commission expires January 31, 2004

Notary Public

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 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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared JANICE P. HILTON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of J. PAUL HILTON, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said J. PAUL HILTON.

Witness my hand and seal at office this 26th day of March, 2001.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004