WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/01 14:24 2pgs
Fees:11.00 Taxes:577.15

20010416-0036828

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,987.00

Francesca D Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 7/23/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
FRANCESCO D. GRIMES (NAME)	CTX Mortgage (NAME)	MAP 176-05-0-A
5500 Hickory Woods Drive (ADDRESS)	PO Box 199113 (ADDRESS)	PARCEL 060CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallax, Tx 75219 (CITY) (STATE) (ZIP)	F.B.#:02D-77703

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, JACQUELINE H. LATIMER AND HUSBAND, FURMAN J. LATIMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCESCO D. GRIMES

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. 77, Hickory Woods Estates, Section C, a Planned Unit Development, as shown by plat and survey of record in Plat Book 6900, Pages 885-887, 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 Jacqueline H. Latimer, a married woman, by Deed from Holigan Family Investments, Inc., of record in Book 10248, Page 47, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions of Hickory Woods, of record in Book 9678, Page 187, as amended in Book 9764, Page 44, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Furman J. Latimer, spouse of the above named Jacqueline H. Latimer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 5500 Hickory Woods 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 5th day of April, 2001

Jacqueline H. Latimer
JACQUELINE H. LATIMER

Furman J. Latimer
FURMAN J. LATIMER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACQUELINE H. LATIMER AND HUSBAND, FURMAN J. LATIMER, the bargainors, 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 Brentwood, Tennessee, this 5th day of April, 2001.

My Commission Expires: 05/28/03
30

Notary Public

