Davidson County DEEDWARR
Recvd: 05/02/01 14:13 2pgs
Fees:11.00 Taxes:517.63

20010502-0044903

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Tara M. Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/4/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 East Main Street, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara M. Daniel	Principal Residential Mortgage, Inc.	25-4-130
(NAME)	(NAME)	
101 Essex Court	375 North Ridge Road, Suite 290	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, DENISE R. SCOTT, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto TARA M. DANIEL, unmarried , hereinafter called the GRANTEE(S), 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. 17 on the Plan of Franklin Heights, Phase II, Section II, of record in Plat Book 8250 at page 219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denise R Scott by deed from Richard W Uselton and wife Janelle M Uselton dated 12/1/95 and filed in Book 9875, page 888, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and to be paid in full by Grantees.

unimproved ( )
This is x) property, known as 101 Essex Court Goodlettsville TN 37072
improved( )

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 30th Day of April, 2001.

Denise R. Scott

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Denise R. Scott, 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.

Witness my hand and official seal this 30th day of April, 2001.

Denise M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/4/04

DRS