WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/01 15:44 2pgs
Fees:11.00 Taxes:391.83

20010502-0045067

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 8-28-03
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

Hallmark Title Co., 1000 Northchase Drive, Suite 190, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela K. Brown (NAME)	ABN AMRO Mortgage Group, Inc (NAME)	53-3-51
1204 Clarke Street (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Mary Ann Howes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela K. Brown

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 Number 97 on the Plan of Village of Old Hickory, Section B, of record in Plat Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Mary Ann Howes, unmarried by deed from Sheila K. Raines of record in Book 10807, page 208, Register's Office, Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 1204 Clarke Street, Old Hickory, Tennessee 37138
(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 my hand this 27th day of April, 2001

Mary Ann Howes

Mary Ann Howes

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Howes, unmarried

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 ~~Office~~ _____, Tennessee, this 27th day of April, 2004.

Commission expires 1-7-09

Notary Public

Lavennia L Atkins

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