WARRANTY DEED

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 340, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard E. Kortuem (NAME)	ABN AMRO Mortgage (NAME)	MAP 74-12
5012 Bonnameade Drive (ADDRESS)	2600 W. Big Beaver Rd. (ADDRESS)	PARCEL 149
Hermitage, Tennessee 37076 (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, Loudell R. Bennett and Sharon A. Higdon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard E. Kortuem and wife, Tracy Kortuem

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. 480 on the Plan of Hermitage Hills, Section Five, of record in Plat Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Loudell R. Bennett and Sharon A. Higdon, both unmarried, by deed from Ricky H. Cooper and wife, Kelly Jo Cooper of record in Book 11164, page 745, Register's Office for Davidson County, Tennessee. Sharon Ann Higdon has been appointed Conservator for Loudell Rhodes Bennett in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, by Order of said Court entered on January 10, 2001 under Docket No. 00P-1854. Order Approving Sale of Real Estate is of record as Image No. 1849/339540, Probate Court Clerk's Office of Davidson County, Tennessee, authorizing Sharon Ann Higdon, as Conservator, to sell subject property. Loudell R. Bennett is one and the same person as Loudell Rhodes Bennett.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 1, said Register's Office; and (c) restrictive covenants of record in Book 3222, page 154, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/18/01 15:12 2pgs
Fees:11.00 Taxes:321.90

20010518-0051936

This is unimproved ( ) improved (X) property, known as 5012 Bonnameade Drive, Hermitage, Tennessee 37076
(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 15th day of May, 2001

Loudell R Bennett
Loudell R. Bennett by Sharon Ann Higdon, Conservator

Sharon A Higdon
Sharon A. Higdon

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 Sharon A. Higdon

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 15th day of May, 2001.

Commission expires _____

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 notary public of said county and state, Sharon Ann Higdon, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Loudell Rhodes Bennett and executed the within instrument as such Conservator.

Witness my hand and seal this 15th day of May, 2001.

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public