Davidson County DEEDWARR
Recvd: 07/17/01 15:51 2pgs
Fees:13.00 Taxes:763.68

20010717-0075918

WARRANTY DEED

CAUDILL-H01396

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,400.00

Christy L Caudill
Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOOD, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy L. Caudill and husband, Eric L. Caudill	PHH Mortgage Services	14-00-162
(NAME)	(NAME)	
7424 Bidwell Rd.	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Mt. Laurel, NJ 08054	
(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 consideration, the receipt of which is hereby acknowledged, I/we, EDWARD P. THOMAS, JR. AND WIFE, SANDRA G. THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTY L. CAUDILL AND HUSBAND, ERIC L. CAUDILL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 on the Plan of Sugar Ridge, Section A, of record in Plat Book 5200, page 599, 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 Edward P. Thomas, Jr. and wife, Sandra G. Thomas by Deed from Steve Lane and Kennan Allen d/b/a A & L Builders, executed on June 30, 1995 and filed of record on July 5, 1995, in Book 9722, Page 177, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7424 Bidwell Rd., Joelton, Tennessee 37080
(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/our hand(s) this 20th day of June, 2001.

Edward P. Thomas, Jr.

Sandra G. Thomas

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George B. Woods Sr., a Notary Public in and for said County and State, the within named Edward P. Thomas, Jr. and wife, Sandra G. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 20th day of June, 2001.

My Commission Expires: 10/9/2002

GEORGE B. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of June, 2001.

My Commission Expires _____

_____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
~~113 Hazel Path, The Southall Building~~ 120 Anderson Lane
Hendersonville, Tennessee 37075