THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,900.00

Janie Collins
Affiant

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

Notary Public

MY COMMISSION EXPIRES 10.25.03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane E. Futrell	Guaranty Trust Company	MAP 171-03-B
(NAME)	(NAME)	
641 Old Hickory Blvd #54	640 Broadmor Blvd #10	PARCEL 150.CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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, Melissa W. Kidd, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane E. Futrell, unmarried

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 Unit 66, Townhomes of Fredericksburg Phase 1, Section 3, according to plat of record in Book 9700, page 485, to which plan reference is here made for a more complete description.

Being the same property conveyed to Melissa W. Kidd, unmarried, by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11201, page 113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2001 Davidson County taxes and any subsequent years; Corporate Charter in Book 10126, page 430; Fredericksburg Amenities Area deed in Book 9443, page 538; Plan in Plat Book 7900, page 807; By-Laws in Book 10126, page 486, amended in Book 10275, page 959; Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg Homeowner's Association, Inc., in Book 10126, page 435, amended in Book 10224, page 683, amendment corrected in Book 10294, page 850; Subject to Plan of Townhomes of Fredericksburg, Phase I, Section III, of record in Plat Book 9700, page 534, all in Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/24/01 11:52 2pgs
Fees:13.00 Taxes:765.53

20010824-0091652

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd #54, Brentwood, TN 37027
(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 15th day of May, 2001

Melissa W Kidd

Melissa W. Kidd, Unmarried

STATE OF Texas

COUNTY OF Collin

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

MELISSA W. KIDD

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 seal at _____, Plano, TX, this 15 day of May, 2001.

Mary M Saye

Notary Public

My Commission Expires: 8-4-01

MARY M. SAYE
MY COMMISSION EXPIRES
August 4, 2001

STATE OF _____

COUNTY OF _____

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

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 seal at _____, _____, this _____ day of _____, 20___.

_____

Notary Public

My Commission Expires:_____