THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10948J

MAP/GROUP/PARCEL: 052-01-0-B-003.00

NEW OWNER'S NAME AND ADDRESS:
MARQUITA T. STATEN
LOT 3, ROTHWOOD
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 09/04/01 16:09 2pgs
Fees:13.00 Taxes:332.63

20010904-0095548

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, CHARLES ROBERTSON, JR., a married man, hereinafter called Grantor, do hereby transfer and convey unto MARQUITA T. STATEN, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Covington Place, a Plat of which is of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property. Property conveyed to Charles Robertson, Jr. by Deed dated December 18, 1998, of record in Book 1126, Page 415, ROSC, TN.

The subject property is improved property commonly known as 505 Rothwood Avenue, Madison, Tennessee.

BEING part of the same property conveyed to grantors herein by deed of record in Book 11261, Page 415, Register's Office for Davidson County, Tennessee.

This property was investment property and has never been occupied by Grantor nor any member of his family.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHARLES ROBERTSON, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

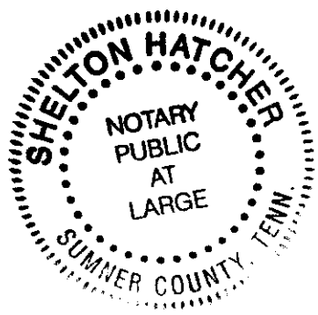
PERSONALLY appeared before me, the undersigned authority, CHARLES ROBERTSON, JR., a married man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 11th day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

2/3/02



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $89,900.00.

AFFIANT

Sworn to and subscribed before me, this 11th day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

2/3/02

