WARRANTY DEED

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,800.00

Annette Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of August, 2001.

Carla C Martin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
UFM, 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette Tidwell	Same	53-O-A/17.00
(NAME) 701 Comanche Court	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, we, **Michael R Stokes AKA M.R. Stokes DBA Somerset Homes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Annette Tidwell** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Final Plat of The Woods at Neeley's Bend Phase I, as of record in Book 9700, page 928, revised in Book 9700, page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Michael R. Stokes by deed of record in Book 11127, page 905, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 11527, page 304, and Agreements for Dedication of easements of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Register;s Office of Davidson County, Tennessee.

This is unimproved ( )
improved( ) property, known as 701 Comanche Court Madison TN 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 31st Day of August, 2001.

Michael R Stokes AKA M.R. Stokes DBA Somerset Homes

M.R. Stokes DBA Somerset Homes

Davidson County DEEDWARR
Recvd: 09/10/01 09:36 2pgs
Fees:13.00 Taxes:520.96

20010910-0097625

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Michael R Stokes AKA M.R. Stokes DBA Somerset Homes, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of August, 2001.

Carla C. Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 6/7/04