THIS INSTRUMENT PREPARED BY:
Mail to:
WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 09/27/01 14:38 2pgs
Fees:13.00 Taxes:262.70
20010927-0104773

Warranty Deed

B-2286

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert M. Trezise 516 Thomas Jefferson Circle Madison, TN 37115	GMAC Mortgage Corp. 100 Witmer Road Horsham, PA 19044	Map 34-5-A Parcel 37CO Field Book GO 20624

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHRISTOPHER A. AYERS and wife, LATRESHA AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT M. TREZISE, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 37 as shown on the Plan of Monticello Manor which is of record in Book 6250, page 551, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said unit.

INCLUDED in the above description, but EXCLUDED herefrom are the exterior walls of said unit as set forth in an instrument of record in Book 6643, page 958, said Register's Office, and corrected in Book 7824, page 91, said Register's Office.

BEING the same property conveyed to Christopher A. Ayers and wife, Latresha Ayers, by deed from Evelyn L. Hunnicutt, a single woman, of record in Book 10591, Page 268, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for the said property is 516 Thomas Jefferson Circle, Madison, TN 37115.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Registration of Covenants, Conditions and Restrictions of record in Book 6643, page 958, said Register's Office, and corrected in Book 7824, page 91, said Register's Office.

3. Any and all matters as they may appear on the Plan of record in Book 6250, page 551, said Register's Office.

4. By-Laws of Monticello Manor Homeowner's Association of record in Book 6643, page 950, said Register's Office.

5. Articles of Incorporation of Monticello Manor Homeowner's Association, Inc. of record in Book 6643, page 966, said Register's Office, and corrected in Book 7824, page 91, said Register's Office.

6. Designation of Registered Agent of Monticello Manor Homeowner's Association, Inc. of record in Book 6643, page 971, said Register's Office.

7. Dedication of Common Areas for Monticello Manor Homeowner's Association of record in Book 6716, page 749, said Register's Office, and re-recorded in Book 6717, page 362, said Register's Office.

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the 25th day of September, 2001.

"GRANTORS"

CHRISTOPHER A. AYERS

LATRESHA AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER A. AYERS and wife, LATRESHA AYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of September, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of September, 2001.

NOTARY PUBLIC

Com. exp. 4/16/02

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE