RECORD & RETURN TO:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 42985

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/02/01 14:20 2pgs
Fees:13.00 Taxes:565.64
20011102-0120048

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan Silva Steve R. Silva 512 Champions Court Nashville, Tennessee 37211	ABN AMRO Mortgage Group, Inc. P. O. Box 5064 Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 172-08-B-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$152,875.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Patricia A. Newton, unmarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Silva and spouse, Steve R. Silva** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Bridle Downs, Phase Two of record in Book 7900, page 241, amended by a Surveyor's Certificate of Correction in Book 9500, page 922, Register's Office for said County.

Said Lot No. 84 fronts 37.09 feet on the northerly margin of Champions Court and extends back 100.53 feet on the westerly line and 107.73 feet on the easterly line to a dead line in the rear, measuring 129.07 feet thereon.

Being the same property conveyed to Patricia A. Newton, unmarried by deed from John K. Warren, unmarried, of record in Book 1187, page 503, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 241, and as amended by Surveyors certificate of correction in Book 9500, page 922, said Register's Office, which Plan shows a 20 foot minimum building setback line from Champions Court, together with a designated building site, and 10 foot easement for utility and drainage purposes along the rear and easterly side line(s) and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; and a 5 foot easement for public utility and drainage along the westerly side line and a 15 foot easement for public utility and drainage purposes along the southerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772, Book 8814, page 631, book 9818, page 68, Book 9873, page 497, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 512 Champion, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2001 .

Patricia A. Newton _____

Patricia A. Newton

State of TENNESSEE
County of DAVIDSON

On this 31st day of October, 2001 , before me the undersigned authority, personally appeared **Patricia A. Newton** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

My Commission Expires: _____

Deborah Gail Johnson
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $152,875.00

_____
Affiant

Sworn and subscribed before me this 31st day of October, 2001

_____
Notary Public

My Commission Expires: _____