FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,784.00

Mildred B Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 20 01

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 12/04/01 07:50 2pgs
Fees:13.00 Taxes:639.30

20011204-0132609

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred B. Adams (NAME)	PHH Mortgage Services (NAME)	MAP 51-14-0-A
2312 Golden Oak Court (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 21CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, George Dunn d/b/a George Dunn Contractors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred B. Adams, an unmarried person

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:

BEING Lot No. 21, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership of record in Instrument 20011204-0132608, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 200007130069428 and Instrument 200010020096900, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200005050045404; and (3) Sewer Easement of record in Book 6807, Page 654 and Instrument 20001270008714, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2312 Golden Oak 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 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 30th day of November, 20 01

George Dunn
George Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Dunn d/b/a George Dunn Contractors

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 30th day of November 20 07

Commission expires 4/29/08

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted(or proved and _____ to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ do be the and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public