Davidson County DEEDWARR
Recvd: 12/10/01 14:26 3pgs
Fees:18.00 Taxes:606.80

20011210-0135756

FOR RECORDING PURPOSES

File No.

File Box

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ **164,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: December 30, 2001

NOTARY PUBLIC

COMMISSION EXPIRES: 5/26/05

TERRI OLIVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

NAME: Thomas P. Lievois, Esq.
7740 Foster Road
Clarkston, Michigan 48346

RETURN TO AFTER RECORDING:

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
SHERYL SH ~~Sheryle~~ S. Hunter 120 Windwood Circle Nashville, TN 37214	~~NEW OWNERS~~ 1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	108-12-B/154

WARRANTY DEED

FOR AND IN 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, I/WE,

Sharon E. Eads , unmarried

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO. SHERYL SH
~~SHERYLE~~ **S. HUNTER, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

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 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. Whenever 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, this date: 10/17/01

Sharon E. Eads

Sharon E. Eads

(Individual Notary Acknowledgement)

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville on this 17th day of October, 20 01.

Notary Public

SEAL

My Commission Expires:

NOTARY PUBLIC

Notary Public, Forsyth County, Georgia
My Commission Expires November 15, 2003

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Phase 1A, Section 5, Harborview, as shown on plat of record in Plat Book 7900, page 485, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Sharon E. Eads, by Deed of Record in Book 9199, page 821, Register's Office for Davidson County, Tennessee.

BEING the same premises which **Frank Batson Homes, Inc.** by, Deed dated **12/23/93** and recorded **12/28/93** in **Davidson** County, Tennessee in Deed Book Volume **9199**, Page **821** &c., granted and conveyed unto , in fee.