Davidson County DEEDWARR
Recvd: 12/18/01 16:24 2pgs
Fees:18.00 Taxes:481.00
20011218-0139765

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

WARRANTY DEED

THIS INDENTURE, made this 8th day of October, 2001 between **LORI ANNE HAINES, A SINGLE PERSON** of **DAVIDSON** County, Tennessee, First Parties, and SUZANNE DENTON

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF HUNTERS BRANCH, SECTION TWO B, OF RECORD IN BOOK 6900, PAGES 336 AND 337, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LORI ANN HAINES BY DEED FROM ANTHONY D. PATTON AND WIFE, CHERYL D. PATTON OF RECORD IN BOOK 10708, PAGE 56, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, ~~NOT YET~~ DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

LORI ANNE HAINES

STATE OF Colorado
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LORI ANNE HAINES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of October, 2001.

Notary Public
Printed name: Tori A. Johnson-Compton

My Commission Expires
My commission expires: 01/14/2002
(NOTARY SEAL)

NOTARY PUBLIC STATE OF

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Suzanne Denton
1339 Paulson Way
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
GMAC Mortgage Corp.
PO Box 561760
Dallas, TX 75356

CLT#_____

STATE OF TENNESSEE, ~~DAVIDSON~~ WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 130,000.00.

Suzanne Denton (AFFIANT)

Subscribed and sworn to before me, this 14th day of December, 2001

Notary Public

Printed Name_____

My commission expires_____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.