WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 10/12/05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA BENEDICT (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 150-09
2937 Kinwood Drive (ADDRESS)	801-94th Avenue, North (ADDRESS)	PARCEL 021
Antioch, TN 37013 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	F.B.#: 02DX-05340

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, FRANCIS ZEH, UNMARRIED, AND MARY ANGELA ROLAND (FORMERLY MARY ANGELA ZEH), A RESIDENT OF THE STATE OF PENNSYLVANIA.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA BENEDICT, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Forest View Park, Section 1, of record in Book 3700, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 142 fronts 80 feet on the westerly side of Kinwood Drive, and extends back 103 feet on the northerly line and 199 feet on a southerly line to a dead line in the rear on which it measures 123.80 feet.

BEING the same property conveyed to Francis Zeh and wife, Mary Angela Zeh, by Deed from Larry R. Swindle and wife, Brenda L. Swindle, of record in Book 5397, Page 920, said Register's Office. The said parties having since divorced and by Final Decree of record in Book 7468, Page 742, Register's Office for Davidson County, Tennessee, subject property was vested in Francis Zeh. The parties having remarried and by Decree of the Fourth Circuit Court for Davidson County, Tennessee of record in Minute Book 245C, Page 2146, in said court the parties were Divorced and the said Mary Angela Zeh was granted a $17,000.00 lien against the subject property.

The said Mary Angela Roland joins in the execution of this Warranty Deed to convey any and all interest she may have in the subject property and for the purpose of releasing the lien granted to her against the subject property by the Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, of record in Minute Book 235C, Page 2146, in the amount of $17,000.00.

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unimproved ( )
This is improved (X) property, known as 2937 Kinwood Drive, Antioch, TN 37013
(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 our hand s this 28 day of December 2001

Francis Zeh
FRANCIS ZEH

Mary Ann Roland
MARY ANGELA ROLAND

Davidson County DEEDWARR
Recvd: 01/02/02 12:13 2pgs
Fees:13.00 Taxes:480.63

20020102-0000318

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THIS conveyance is subject to restrictive covenants of record in Book 4115, Page 674, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Mary Angela Zeh and (now married) Mary Angela Roland are one in the same person.

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 FRANCIS ZEH, UNMARRIED 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 Brentwood, Tennessee, this 28th day of December, 2001.

My Commission Expires: 05/28/03

Notary Public

STATE OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY ANGELA ROLAND, MARRIED the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at 2874 W RIDGE PIKE NORRISTOWN PA, this 21st day of December 2001.

My Commission Expires: _____

Notary Public

Karen A Wilson

NOTARIAL SEAL
KAREN A. WILSON, Notary Public
Lower Providence Twp., Mont. County
My Commission Expires April 12, 2004

