WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/02 12:14 2pgs
Fees:13.00 Taxes:529.10

20020108-0002820

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of December, 2001.

Tammy L. Harlan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) TAMMY L. HARLAN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2003

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main Street Suite 201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Patricia Perez	Cendant Mortgage Corporation	
(NAME)	(NAME)	
465 Huntington Ridge Drive	3000 Leadenhall Road	161-11-0-A-149
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Juliet, TN 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen P. Easter, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patricia Perez, a single person** herereinafter called the GRANTEE(S), 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 all of Unit No. 149, Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, according to the plat thereof, recorded in Book 9700, Page 846 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Karen P. Easter by Warranty Deed of record in Book 11562, page 943, Register's Office of Davidson County, Tennessee.

Master Deed and Bylaws of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243 and in Book 7423, page 762; Stormwater Detention Agreement in Book 9732, page 308, Book 9732, page 551 and in Book 9775, page 308; and, any and all matters as shown on plat of record in Plat Book 9700, page 846; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 465 Huntington Ridge Drive Nashville TN 37211
(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 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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.

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/our hand(s) this 31st Day of December, 2001.

Karen P. Easter

Karen P. Easter

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Karen P. Easter, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of December, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/22/05