WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/02 09:05 2pgs
Fees:13.00 Taxes:476.87

20020214-0019453

L-MFR-02-3405A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,575.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-28-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamela K. Sullivan	Fremont Investment and Loan	
3405 Anderson Road, Unit #300	(NAME) 1511 N. Westshore Blvd., #450	136-15-A-47CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDOLYN M. JONES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TAMELA K. SULLIVAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 47, on the Plan of Watercrest Townhomes, Phase 1, as shown on plat of record in Plat Book 8250, page 888, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gwendolyn M. Jones by deed as shown of record in Instrument No. 200004120036824, Register's Office for Davidson County, Tennessee. Said Gene Hybner joins in this instrument for the purpose of conveying and all marital interest to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 10788, page 533; Book 10788, page 553; Book 11158, page 931, Register's Office for Davidson County, Tennessee.

Said Gene Hybner joins in this conveyance for the purpose of conveying any marital interest he may have to the said property.

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road, Unit #300, Antioch, Tennessee 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 my/our hand(s) this 31st day of January, 2002.

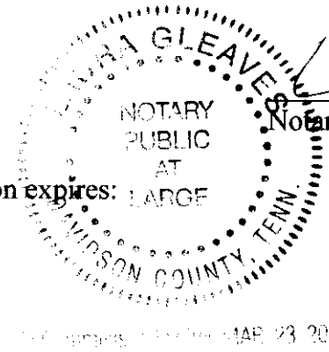
Gwendolyn M. Jones by Patricia Crews Attorney in fact
Gwendolyn M. Jones

Gene Hybner by Patricia Crews Attorney in fact
Gene Hybner

State of Tennessee
County of Davidson

On this the 31st day of January, 2002, before me personally appeared Patricia Greer 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 purpose therein contained, and who further acknowledged that she is the Attorney- In-Fact for Gwendolyn M. Jones and Gene Hybner and is authorized by Gwendolyn M. Jones and Gene Hybner to execute this instrument on their behalf.

Witness my hand and official seal at Davidson County, Tennessee, this 31st day of January, 2002.



Notary Public

My commission expires:

MAR 23 2002