File Box 9B
First Title and Escrow Company, Inc.
#18714

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert H. Bynes, Jr.
1808 Rosecrans Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP	**171-3**
GROUP	**B**
PARCEL	**113.00**

Davidson County DEEDWARR
Recvd: 02/28/02 14:48 2pgs
Fees:13.00 Taxes:880.23



20020228-0025672

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **G & V Family, G. P.,***hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert H. Bynes, Jr. and wife, Lori A. Bynes**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: *A Tennessee general partnership

Land in Davidson County, Tennessee, being Lot No. 27 of Fredricksburg Subdivision, Section 7, of record in Plat Book 9700, page 405, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to G & V Family, L.P. by deed from Pulte Homes Tennessee, Limited Partnership, of record in Book 11176, page 24, Register's Office for Davidson County, Tennessee, the said G & V Family, L. P. Having merged into G & V Family, G. P., as evidenced by Articles of Merger of record in Instrument No. 199912300309221, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 1808 Rosecrans Court, Brentwood, Tennessee 37027.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 hand this the 28th day of February, 2002.

G & V Family, G. P.

By: Valerie I. Volkert, Managing Partner
Valerie I. Volkert, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I. Volkert** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the **Managing Partner of G & V Family, G. P.,** the within named bargainor, and that as such authorized partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership as such authorized partner.

WITNESS my hand and official seal this 28th day of February, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $237,900.00.

Patricia Greer
AFFIANT

Subscribed and sworn to before me on this 28th day
of February, 2002.

Bettie M. Brock
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006