CHARLES A. SULLIVANT, JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires 10/25/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marv O. Rosseau	Countrywide Home Loans	Map: 149-2-71
(NAME) 2541 Oak Forrest Drive	(NAME) P.O. Box 660694	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Dallas TX 75266-0694	
(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, GREG STADTHER AND WIFE, JULIE STADTHER, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto MARV O. ROSSEAU, hereinafter 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: * Marv O. Rosseau, Jr.

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900, Page 126 (erroneously shown as page 120 in prior deed) of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Greg Stadther and wife, Julie Stadther by Warranty Deed of record in Book 10002, Page 157 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on Plat of record in Plat Book 7900, Page 126 of the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instruments of record in Book 7981, Page 478; Book 8038, Page 838; Book 8191, Pages 323 and 324; Book 8313, Page 17; Book 9781, Page 987; By-laws of record in Book 7954, Page 508; Book 7981, Page 474; Book 8013, Page 624; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2541 Oak Forrest 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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has 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 Grantor further covenant and bind itself, its successors and assigns, 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 our hands this 27th day of February, 2002.

Greg Stadther

Julie Stadther

Julie Stadther

Davidson County DEEDWARR
Recvd: 03/04/02 08:31 2pgs
Fees:13.00 Taxes:573.50

20020304-0026433

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Greg Stadther and wife, Julie Stadther who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2002.

Notary Public

My Commission Expires: 1/20/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027