34-03

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2002.

Notary Public

My Commission Expires: 2/18/05
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 03/21/02 15:06 2pgs
Fees:13.00 Taxes:765.90
20020321-0035087

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Dennis P. Ferrier and Lindsay S. Hudson 405 Hiawatha Court Nashville, TN 37221	ABN Amro Mortgage Group 777 E. Eiisenhower, ste., 700 Ann Arbor, MI 48108	Map 155-10-0-A Parcel 15

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **DANIEL R. STREBEL AND WIFE, MICHELLE E. STREBEL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DENNIS P. FERRIER, UNMARRIED AND LINDSAY S. HUDSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called Grantee, 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. 67 on the Final Plat of record for McCrory Trace Estates, of record in Plat Book 6900, pages 720-723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel R. Strebel and wife, Michelle E. Strebel, by warranty deed from John Frankenfield and wife, Monte S. Frankenfield, of record in Book 10397, Page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2002 and subsequent years, a lien which is not yet due and payable.

b. All matters as set out on the plan of record in Plat Book 6900, pages 720-723, Register Office for Davidson County, Tennessee.

c. Declaration of covenants, conditions and restrictions for McCrory Trace Estates Homeowners Association of record in Book 7241, page 597, and in Book 7576, pages 831 and 846, Register's Office for Davidson County, Tennessee.

d. Charter for McCrory Trace Estates Homeowners Association of record in Book 7576, page 822, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **405 Hiawatha Court, Nashville, TN 37221.**

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 person 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 HAND, this 18th day of March, 2002.

Daniel R. Strebel

Michelle E. Strebel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Daniel R. Strebel and wife, Michelle E. Strebel, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, the 18th day of March, 2002.

Notary Public

My commission expires: 1/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN