File Box #24

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/02 08:38 2pgs
Fees:13.00 Taxes:547.23

20020404-0040833

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,900.00

Leon Sharber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF March 2002

Lynda Kaye Jones
Notary Public

MY COMMISSION EXPIRES: ~~January 10, 2005~~ January 10, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Hodges (NAME)	PHH Mortgage Services (NAME)	MAP 108-04
11762-E Moorpark Street (ADDRESS)	3000 Leadenhall Road (ADDRESS)	GROUP A
Studio City, CA 91604 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	PARCEL 79.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leon Sharber, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen Hodges

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the Plan of Villages of Larchwood, Phase 2, Section 3 of record in Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10049, Page 611, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 6435, Page 189, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 10715, Page 162, and amended in Book 11448, Page 741; By-Laws in Book 8067, Page 801, and Book 8150, Page 776; and Charter in Book 10715, Page 160, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to public utility easement, public utility and drainage easement, and minimum building setback lines of record in Book 9700, Page 861, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1200 Danbury Court, Nashville, Tennessee 37214
(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 hand this 25th day of March 2002

Leon Sharber, Trustee

Leon Sharber, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Sharber, Trustee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 25th day of March, 2002.

Commission expires ~~January 18, 2005~~ January 28, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public