Davidson County DEEDWARR
Recvd: 04/04/02 10:03 2pgs
Fees:13.00 Taxes:307.10

20020404-0040978

REBECCA A DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Daniels	Countrywide Home Loans, Inc.	Map: 75-7-228
(NAME)	(NAME)	
817 Rachels View	718 Thompson Lane, Suite 104	Parcel:
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Nashville, TN 37204-3612	
(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, RAMONA E. HORN-FOX, MARRIED, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto THOMAS C. DANIELS UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 53-A on the plan of Zone Lot Division Lots 49-69, 71, 72, 73, 75, 76, 77 & 79, Rachel's Square (now known as Colony Downs), Section Two of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 624, of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ramona E. Horn by Warranty Deed of record in Book 9026, Page 210, Register's Office for Davidson County, Tennessee.

Ramona E. Horn-Fox having since married Scott D. Fox. The said Scott D. Fox joins in the execution of this instrument for the purpose of relinquishing his marital rights in subject property.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plan of record in Plat Book 6250, Page 541, amending Book 5200, Page 624; Declaration of Covenants, Conditions and Restrictions of record in Book 6619, Page 777, amended in Book 8030, Page 757; Notice of Adoption of Rules & Regulations of record in Book 11627, Page 594; Restrictions of record in Book 6250, Page 539; By-laws of record in Book 6619, Page 782; Charter for Homeowners Association of record in Book 8030, Page 759; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 817 Rachels View, Hermitage, TN 37076
(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 28th day of March, 2002.

Ramona E. Horn-Fox Scott D. Fox

Ramona E. Horn-Fox

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Ramona E. Horn-Fox and Scott D. Fox who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217