Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/17/02 09:44 1pgs
Fees:13.00 Taxes:529.10

20020417-0047523

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #-02D0346

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2002.

Notary Public

(Affix Seal)

My Commission Expires: July 16 2002

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Short and Holly Turner	ABN AMRO Mortgage Group, Inc.	25-16-63
427 Alta Loma Road	2600 W. Big Beaver Road	
Goodlettsville, TN 37072	Troy, MI 48084	

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 consideration, the receipt of which is hereby acknowledged, I/we, AILENE ANDERSON, A/K/A LILLIAN ANDERSON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES SHORT, unmarried AND HOLLY TURNER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 on the Plan of Goodlettsville Heights, Section IV, a plat of which is of record in Book 2133, page 43 and 44, Register's Office for said County.

Said Lot No. 14 fronts 105 feet on the westerly margin of Alta Loma Road and extends back 450.8 feet on the northerly line and 240 feet on the southerly line to a dead line in the rear measuring 261 feet thereon.

Being the same property conveyed to Ailene Anderson A/K/A Lillian Anderson by Deed from James S. King and wife, Allison C. King of record at Book 9171, page 627, dated 11/30/1993and recorded on 12/02/1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **427 Alta Loma Road, Goodlettsville, Tennessee 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **12th** day of **April, 2002**:

Ailene Anderson A/K/A Lillian Anderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AILENE ANDERSON, A/K/A LILLIAN ANDERSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 12th day of April, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

My Commission Expires: July 16 2002