WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/02 10:56 2pgs
Fees:13.00 Taxes:354.09

20020516-0060163

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,700.00

Joseph Duke Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2002

Mary Bridwell
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Duke Sutherland	SAME	MAP 052-08
(NAME)	(NAME)	
917 Conference Drive		GROUP A
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		PARCEL 236
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Loren L. Gregory and wife, Lynne Gregory

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Duke Sutherland

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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Heron Walk, Section 4, Phase 2, of record inPlat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Loren L. Gregory and wife, Lynne Gregory by Warranty Deed from Allen Earps of record in Book 11555, page 717, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 909 Santa Maria Cove, Madison, TN 37115
(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 our hand s this 8th day of May, 2002

Loren L. Gregory

Lynne Gregory

STATE OF California
COUNTY OF Merced

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loren L. Gregory and wife, Lynne Gregory

the bargainor s, 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 at Merced California, ~~Tennessee~~, this 8th day of May, 2002.

Commission expires March 12, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

TERRI RENE SYLVESTER
Commission # 1256629
Notary Public - California
Merced County
My Comm. Expires Mar 12, 2004