WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/02 15:29 2pgs
Fees:13.00 Taxes:317.83

20020521-0062061

02B-6851

TRACY L LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela M. Lofton (NAME)	GMAC Mortgage Corporation (NAME)	136-16-15
3700 Folkstone Drive (ADDRESS)	100 Witmer Road (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Worsham, PA 19044 (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, Charlotte Ward, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela M. Lofton, Unmarried

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, TN, zone lot division, being Lot No. 77B on the Plan of Chelsea of Priest Lake, Section 1A, Lots 74 through 77, of record in Plat Book 6250, Page 36, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

BEGINNING at a point in the northerly margin of Folkstone Drive, said point being the common corner of Lots 77A and 77B; thence with the common border of said lots 133.01 feet to a point; thence easterly 58.76 feet to a point; thence southerly 108 feet along common border of Lots 77B and reserve parcel A to the beginning of a curve; thence along said curve in a westerly direction 39.27 feet and continuing in a westerly direction along the northerly margin of Folkstone Drive 32.29 feet to the point of beginning.

Being the same property conveyed to Royce Dean Woodruff and his wife Charlote Woodruff of record in Book 7709, Page 997, subsequently quit claimed to Charlotte Woodruff of record in Book 8836, Page 853, Register's Office for Davidson County, TN.

Charlotte Ward and Charlotte Woodruff are one and the same person.

This is unimproved ( ) improved (X) property, known as 3700 Folkstone Drive, Antioch, TN 37013
(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 17th day of May 2002

Charlotte Ward

Charlotte Ward

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 Charlotte Ward, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2002.

Commission expires January 26, 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

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.