WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Gerald Joseph Stanley

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 MAY 2002

Notary Public

MY COMMISSION EXPIRES: July 24 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Stanley, et ux	Fremont Investment & Loan	53-06-0-B-102.00 CO
(NAME)	(NAME)	
1992 Waterford Avenue	1511 N. Westshore Boulevard, #450	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tampa, FL 33607	
(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, Steven T. Hoskins and wife, Stephanie R. Hoskins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Joseph Stanley, Sr., and wife, Melissa D. Stanley,, 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. 129 on the Plan of Phase5-B, Waterford Subdivision, of record in Plat Book 7900, pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Steven T. Hoskins and wife, Stephanie R. Hoskins, by deed from JRM Homebuilders, Inc., a Tennessee Corporation, dated October 4, 1995, and recorded October 6, 1995, in Book 9820, page 334, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 1992 Waterford Avenue, Old Hickory, TN 37138
(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 hands this 23rd day of May, 2002.

Steven T. Hoskins

Stephanie R. Hoskins

Davidson County DEEDWARR
Recvd: 05/30/02 09:53 2pgs
Fees:13.00 Taxes:473.23

20020530-0065455

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, Christopher L Treece a Notary Public in and for said County and State, the within named Steven T. Hoskins and wife, Stephanie R. Hoskins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 23 day of May 2002, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L TREECE NOTARY PUBLIC WILSON COUNTY TENNESSEE