WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/02 09:03 2pgs
Fees:13.00 Taxes:273.43

20020607-0069400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Amy B Flynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return TO: and
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Barton (NAME)	~~Global Lending~~ Nationwide City (NAME)	MAP 43-2A
140 Cedarwood Lane (ADDRESS)	P.O. Box 8800 (ADDRESS)	PARCEL 140
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Dayton, OH 45401 (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, Gretchen Ane Stone , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Barton

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. 140 on the Plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee, to which plan of record is hereby made for a more complete description thereof.

Being the same property conveyed to Gretchen Ane Stone by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C., as of record in Book 9431, Page 903, Register's Office for Davidson County, Tennessee.

This conveyance made subject to property taxes for 2002, a lien, but not yet due; and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee: and further subject to Restrictive Covenants of record in Book 5302, Page 545, Book 5495, Page 661, Book 6053, Page 422, Book 6119, Page 402 and Book 6216, Page 434, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as: 140 Cedarwood Lane, 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 my hand this 28th day of May 2002

Gretchen Ane Stone

Gretchen Ane Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gretchen Ane Stone

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 Madison, Tennessee, this 28th day of May, 2002.

Commission expires 7/31/2004

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

My Commission Expires JULY 27, 2002

_____
Notary Public