WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/02 08:34 2pgs
Fees:13.00 Taxes:402.38

20020612-0071284

LARRY D. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,750.00

Mary E Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: April 28, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Baker	Flagstar Bank, FSB	Map 142-08-0-B/Parcel 92.00 Co
(NAME)	(NAME)	
300 Chimney Hill, Unit 92	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Troy, MI 48098	
(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, Lance K. Evans and wife, Crystal Evans, by and through Emily Thomas, Attorney In Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Baker, 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:

Being Unit No. 92 on the Plan of Coronada Town Home Condominiums, Phase IV, as of record in Plat Book 5200, page 217, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lance K. Evans by deed of record in Instrument No. 20010202-0010212, Register's Office for Davidson County, Tennessee.

Crystal Evans joins in this instrument for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Emily Thomas executes this instrument on behalf of Lance K. Evans and wife, Crystal Evans pursuant to a Limited Power of Attorney, recorded in Instrument No. 20020612-0071283, Register's Office for Davidson County, Tennessee.

This is improved property, known as 300 Chimney Hill, Unit 92, Nashville, TN 37221
(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 10th day of June, 2002.

Lance K. Evans
Lance K. Evans

By: Emily Thomas
Emily Thomas, Attorney In Fact

Crystal Evans
Crystal Evans

By: Emily Thomas
Emily Thomas, Attorney In Fact

STATE OF TENNESSEE

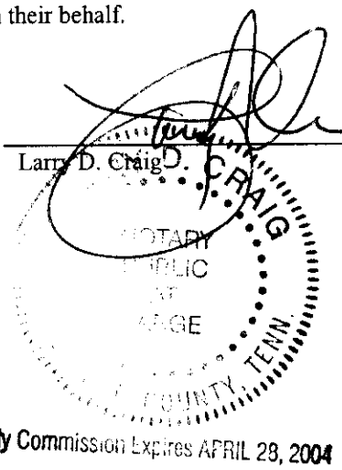
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared EMILY THOMAS, 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, and who further acknowledged that she is the Attorney In Fact for LANCE K. EVANS AND WIFE, CRYSTAL EVANS, and is authorized by LANCE K. EVANS AND WIFE, CRYSTAL EVANS to execute this instrument on their behalf.

Witness my hand and official seal this: 6/10/2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public



My Commission Expires APRIL 28, 2004