Davidson County DEEDWARR
Recvd: 06/17/02 12:43 2pgs
Fees:13.00 Taxes:702.63

20020617-0073053

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $189,900.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CHRISTINA M. TEEPLE	AMERICA'S WHOLESALE LENDER	149-15-A
420 Edencrest Court	PO BOX 10212	48.00 CO
Antioch, TN 37013	VAN NUYS, CA 91410	2DX10446

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JASON L. REDDICK, JR., MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTINA M. TEEPLE, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Edencrest Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Jennifer L. Reddick, spouse of Jason L. Reddick, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jason L. Reddick, Jr.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2002.

JASON L. REDDICK, JR.

JENNIFER L. REDDICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON L. REDDICK, JR. AND JENNIFER L. REDDICK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2002.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two Cambridge Forest, as of record in Plat Book 9700, pages 672 and 673, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason L. Reddick, Jr., an unmarried man by deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation of record in Book 11721, page 16, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record in Plan Book 3, page 26, Chancery Court Clerk's Office; (3) Restrictions of record in Book 10332, page 1 and in Book 10774, page 723; (4) Easements of record in Book 7453, page 445, Book 1207, page 529, Book 6881, page 320, Book 8795, page 158; (5) Charter of record in Book 10343, page 769; (6) Agreement of record in Book 1147, page 148, and (7) All matters appearing on the Plan of record in Plat Book 9700, pages 672 and 673, said Register's Office.