Davidson County DEEDWARR
Recvd: 07/01/02 13:09 2pgs
Fees:13.00 Taxes:414.40

20020701-0078769

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Misty Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2002.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty D. Thompson	ABN AMRO Mortgage Group, Inc.	Map: 53-06-B-50.00 CO
(NAME)	(NAME)	
2520 Park Green Lane	2600 W. Big Beaver Rd	Parcel:
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Troy, Michigan 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BRIAN A. WARNER AND WIFE, YVONNE WARNER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MISTY D. THOMPSON, A SINGLE PERSON, 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 all of Lot No. 247, Phase 4 - A, Waterford, as shown by plat appearing of record in Plat Book 7900, page 596, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brian Warner and Yvonne Warner, husband and wife, by Warranty Deed of record in Book 10418, page 275, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 7463, page 294, Book 8699, page 462, Book 8694, page 216, Book 9081, page 63, Book 9432, page 988 and in Book 9530, page 185; By-Laws in Bok 8715, page 583; all matters shown on Boundary Plat in Plat Book 6900, page 540; Easement for Right-of-Way to Old Hickory Utility District in Book 2024, page 225; Charter of Waterford Community Association in Book 8711, page 701; Easement for Sewer in Book 1717, page 30; Conveyance of Common Area in Book 8715, page 590; Public Utility Easement in Book 4350, page 133; Sign Easement in Book 8765, page 609; Storm Water Detention Agreement in Book 10160, page 287; Quitclaim Deed conveying common area in Book 9393, pages 831 and 833; and, any and all matters as shown on plat of record in Plat Book 7900, page 596; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2520 Park Green Lane, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 27th day of June, 2002.

Brian A. Warner

Brian A. Warner

Yvonne Warner

Yvonne Warner

STATE OF Tennessee

COUNTY OF Sumner

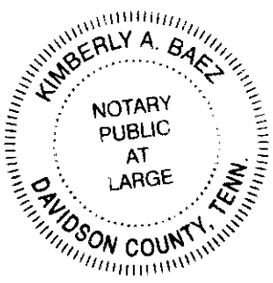
Before me, the undersigned Notary Public, personally appeared Brian A. Warner and Yvonne Warner, husband and wife who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2002.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075