RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41085

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/02 08:40 2pgs
Fees:13.00 Taxes:462.50

20020723-0088071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2002

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Moffenbier	ABN AMRO MORTGAGE GROUP, INC.	162-5-222
352 Ocala Drive	2600 W. Big Beaver Rd.	
Nashville, TN, 37211	Troy, MI 48084	

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, I/WE,

Estate of Sara T. Cook

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

*

Anthony Moffenbier, a married man and Kara Baldwin, a single woman, joint tenants with rights of survivorship

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. 86 on the Plan of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Sara T. Cook by Warranty Deed from Todd A. Warren and wife, Misty R. Warren, of record in Instrument #20000501-0043317, Register's Office for Davidson County, Tennessee. Sara T. Cook has died. Her will, probated in Case No. 01P-1172, Probate Court of Davidson County, appoints Robert E. Smiley as Executor and gives him the authority to sell.

Unimproved ( )
This is improved (X) property known as 352 Ocala Drive, Nashville, TN 37211

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/our hand(s) this 19th day of July, 2002

Estate of Sara T. Cook

Executor

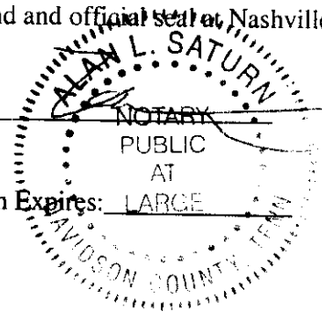
Robert E. Smiley, Executor

* and wife, Samantha Moffenbier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert E. Smiley, Executor for the Estate of Sara T. Cook, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2002



Notary Public

My Commission Expires: [illegible]

My Commission Expires [illegible]