22-1-559

Space reserved for recording information:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-02G0584

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2002.

(Affix Seal) Notary Public

My Commission Expires: July 17, 2006

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth Howard	Suntrust Mortgage Inc	141-6-A-52
802 Poplar Ridge Court	P.O. Box 79041	
Nashville, Tennessee 37221	Baltimore, MD 21279-0041	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTOPHER WEILAND AND WIFE, KELLY ANN WEILAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELIZABETH HOWARD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 72, on the Plan of Section Four, Poplar Ridge, A Planned Unit Development, of record in Plat Book 9700, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Weiland and Kelly Ann Weiland by Deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10418, page 738, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **802 Poplar Ridge Court, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **31st** day of **July, 2002**:

Christopher Weiland
Christopher Weiland

Kelly Ann Weiland
Kelly Ann Weiland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER WEILAND AND KELLY ANN WEILAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, _____, this 31st day of July, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: July 17 2006

Davidson County DEEDWARR
Recvd: 08/05/02 11:55 2pgs
Fees:13.00 Taxes:545.75

20020805-0093551

IF THE MORTGAGE COMPANY SHOULD DETERMINE THAT THE PAYOFF FIGURES THEY SUPPLIED TO THE LAW OFFICE ARE INACCURATE, IT IS MY/OUR RESPONSIBILITY TO PAY ANY SHORTAGE. IF I/WE DO NOT PAY IMMEDIATELY, I/WE HAVE FAILED TO GIVE CLEAR TITLE TO MY/OUR PROPERTY.

I/WE AGREE THAT IN THE EVENT OF ANY AUDIT OR CORRECTION BY THE MORTGAGE COMPANY, I/WE WILL PAY ANY SHORTAGE IN MY/OUR PAYOFF IMMEDIATELY UPON RECEIVING NOTICE FROM THE MORTGAGE HOLDER OR THE LAW OFFICE.

CLOSING\DISBURSEMENT DATE: July 31, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Christopher C. Welland
Christopher C. Welland

Kelly Ann Welland
Kelly Ann Welland

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 31st DAY OF July, 2002.

MY COMMISSION EXPIRES: July 17 2006

NOTARY PUBLIC

