BOX #14A
G#15303-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/02 09:47 2pgs
Fees:13.00 Taxes:476.01

20020806-0094258

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,650.00

Missy M Silva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Missy M. Silva (NAME)	PRIMARY RESIDENTIAL MORTGAGE INC. (NAME)	MAP 164-13-0-B
804 Cainbrook Court (ADDRESS)	P.O. Box 57362 (ADDRESS)	PARCEL 015.00co
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84157 (CITY) (STATE) (ZIP)	[FB #USD-02122]

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, J.P. Property Management, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Missy M. Silva, a single woman

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. 15 on the Plan of Asheford Crossing, Section Six, a Planned Unit Development, as of record under Instrument No. 20001010-0100374, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to J.P. Property Management, LLC, a limited liability company, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation, of record under Instrument No. 20020118-0007547, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9651, Page 900, and as amended in Book 9980, Page 482, in Book 10301, Page 180, in Book 10640, Page 941, and made applicable to Section 6, in Book 10353, Page 575, and as Instrument No. 20010418-0038191, said Register's Office; By-Laws of Asheford Crossing Homeowners' Assocation, Inc., of record in Book 9651, Page 925, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 804 Cainbrook Court, Antioch, Tennessee 37013
(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 2nd day of August, 2002

J.P. Property Management, LLC

By: H. Jason Phillips

H. Jason Phillips, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said_____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared H. Jason Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of the J.P. Property Management, LLC, the within-named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2002.

My Commission Expires: Dec. 12, 2004

Notary Public

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE