STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2002.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cindy M. Middleton
3609 Longhaven Crossing
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 10/01/02 10:28 2pgs
Fees:13.00 Taxes:553.15
20021001-0118960

SEND TAX BILLS TO:
Merrill Lynch Credit Corporation
P.O. Box 5954
Springfield, OH 45501-5954

MAP-PARCEL NUMBERS:
164-130-038.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy D. Comer and wife, Sharon A. Comer** hereinafter referred to as Grantors, hereby transfers and conveys to **Cindy M. Middleton**, unmarried, hereinafter referred to as 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. 200 on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, 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 Timothy D. Comer and wife, Sharon A. Comer by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10080, page 273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9651, Page 900, Book 9980, Page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, and Instrument No. 2000 101801 3441, 2001 041800 38191, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9651, page 895, Register's Office for Williamson County, Tennessee.

By-Laws of record in Book 9651, page 925, Register's Office for Williamson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3609 Longhaven Crossing, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of September, 2002.

Timothy D. Comer

Timothy D. Comer

Sharon A Comer

Sharon A. Comer

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 Timothy D. Comer and wife, and Sharon A. Comer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/[illegible]

THOMAS SHOWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

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