WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/02 13:01 2pgs
Fees:13.00 Taxes:251.23

20021002-0119890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Tammy Swecer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2002

D. Annette Mapler
Notary Public

COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalimah Mateen (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 052-01-A
109 Coventry Woods Drive (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 109
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

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, Richard A. Sterban and wife, Lauree Sterban

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

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 Unit 109 on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6200, page 200, and more specifically set out in Exhibit C of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Richard A. Sterban, Unmarried by Warranty Deed from Blanche I. Chaffee, Unmarried of record in Book 10409, page 464, Register's Office for Davidson County, TN.

Lauree Sterban joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Richard Sterban executed this instrument as Attorney-in-Fact on behalf of Lauree Sterban pursuant to Power-of-Attorney of record by Instrument No. 20021002-0119889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 109 Coventry Woods Drive, Madison, TN 37115
(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 our hand S this 27th day of September, 2002

Richard A. Sterban

Richard A. Sterban
Lauree Sterban
By: Lauree Sterban by Richard Sterban
Richard Sterban, Attorney-in-fact

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Sterban

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of September, 2002.

Commission expires 01-28-03

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

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, and corporation, 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 corporation, 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

On this 27th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard Sterban, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Lauree Sterban, and acknowledged that he executed the same as the free act and deed of the said Lauree Sterban.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of September, 2002.

D. Annette Maples
Notary Public

My Commission Expires: 01-28-03

NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.