WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 13:44 2pgs
Fees:13.00 Taxes:913.90

20021106-0136567

HIPPO-H02691

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Frederick T. Hippo
Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Frederick T Hippo and wife Nicole A Hippo	CTX Mortgage, Inc.	172-13-A-96 CO
(NAME)	(NAME)	
624 Logwood Briar Circle	216 Centerview Drive, Ste. 233	172-13A-96
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CARL G. GARNER AND WIFE BARBARA J. GARNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FREDERICK T HIPPO AND WIFE NICOLE A HIPPO, 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. 56 on the Plan of Section Two, Williams Grove of record in Book 9700, Pages 902-906 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl G. Garner and wife Barbara J. Garner by Deed from Pulte Homes Tennessee Ltd. of record in insturment number 200107110023992 Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 624 Logwood Briar Circle, Brentwood, Tennessee 37027
unimproved ( )
(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/our hand(s) this 31st day of October, 2002.

Carl G. Garner

Carl G. Garner

Barbara J. Garner

Barbara J. Garner

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 Carl G. Garner and wife Barbara J. Garner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (city), TN (state), this 31st day of October, 2002.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of October, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075