Davidson County DEEDWARR
Recvd: 11/18/02 11:53 2pgs
Fees:13.00 Taxes:238.65
20021118-0142643

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tanya C. Touchstone
1206 Massman Dr., Unit 65
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:
Ameriquest Mortgage Company
P. O. Box 57064
Irvine, CA 92619-7064

MAP **107-14**
GROUP **A**
PARCEL **65**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark G. Robbins, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Tanya C. Touchstone, unmarried**, hereinafter called the "GRANTEE", her 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 No. 65 of Copperfield Terrace Subdivision, of record in Plat Book 6250, page 50, Register's Office for Davidson County, Tennessee, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace of record in Book 6326, page 790, said Register's Office.
>
> Being a part of the same property conveyed to Mark G. Robbins by Quitclaim Deed from Karen M. Robbins, of record in Instrument No. 20021118-0142642, being recorded simultaneously herewith. Having been part of the same property conveyed to Mark G. Robbins and wife, Karen M. Robbins, by deed from William P. Dutton of record in Book 11590, page 993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1206 Massman Dr., Unit 65, Copperfield Terrace, Nashville, Tennessee 37217.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Karen M. Robbins, spouse of Mark G. Robbins, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the 7th day of November, 2002.

Mark G. Robbins

Karen M. Robbins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark G. Robbins and Karen M. Robbins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of November, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $64,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of November, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004