Davidson County DEEDWARR
Recvd: 12/10/02 11:21 2pgs
Fees:13.00 Taxes:345.95

20021210-0152137

WARRANTY DEED

R-FH-02-2114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rosalind Weatherspoon	Meritage Mortgage Corp.	
2114 Rosecliff Drive (ADDRESS)	7215 Financial Way (ADDRESS)	83-4-290
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUWANNEE PROPERTIES LLC AND INVESTORS DEVELOPMENT LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROSALIND WEATHERSPOON AND WILLIE WEATHERSPOON, hereinafter called the Grantees, 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. 5, Revision to Young's Valley Section Two of record in Book 6200, Page 773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Investors Development LLC (1/2 interest) and Suwannee Properties (1/2 interest) from Charles Caudill by Quitclaim Deed dated 9-11-02 and filed for record on 9-13-02 at Instrument Number 20020913-0111603 Register's Office for Davidson County, Tennessee and

Being the same property conveyed to Charles Caudill by Cash Deed dated 9-11-02 and filed for record on 9-13-02 at Instrument Number 20020913-0111602.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2114 Rosecliff Drive, Nashville, Tennessee 37206
(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 5th day of December, 2002.

Suwannee Properties LLC, managing member

Investors Development LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared Charles Caudell, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the Managing Member of the Investors Development, LLC, the within named bargainor, and corporation, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles Caudell.

Witness my hand and official seal at Nashville TN on this the 5 day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared James C Woodard II, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the Managing Member of the Suwanee Properties, LLC, the within named bargainor, and corporation, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James C. Woodard II.

Witness my hand and official seal at Nashville TN on this the 5 day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903