FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/02 14:43 2pgs
Fees:13.00 Taxes:395.90

20021223-0158214

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 20 02

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Ellis (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	MAP 73-16-O-A
138 Cumberland Trace (ADDRESS)	2600 W. Big Beaver Rd. (ADDRESS)	PARCEL 138 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Ronald L. Schmittou, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Ellis , married

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:

Being Unit No. 138 as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald L. Schmittou by deed from Arrione Baily Galvin (formerly Arrione Bailey) and husband, Matthew Galvin, of record in Instrument 20021029-0132315, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6218, Page 528 and Book 6218, Page 563, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Page 700, said Register's Office.

unimproved ( )
This is improved (X) property, known as 138 Cumberland Trace, Nashville, TN 37214
(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 hand this 20th day of December, 20 02

Ronald L. Schmittou

Ronald L. Schmittou

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 Ronald L. Schmittou, married

the bargainor _____, 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 Nashville, Tennessee, this 20th day of December, 20 02.

Commission expires 1/31/04

Notary Public

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(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ that he/she 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 _____ 20_____.

My commission expires _____

Notary Public