THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXX~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Cordes	Chase Manhattan Mortgage Corp.	MAP 98-13-C
(NAME)	(NAME)	
5817 Seven Points Trace	5409 Maryland Way, Suite 202	PARCEL 33
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Teresa Wynee Gunter, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Cordes and Sabrina R. Reichenberg, both unmarried joint tenancy with rights of surviorship

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 Lo No. 150, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, pages 18-20, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Wynee Gunter, unmarried by deed from Frank Batson Homes, Inc., as of record in Instrument No. 20011126-0128384, Registers office for Davidson County, Tennessee.

Subject to Restrictive Convenants of record in Deed Book 11670, Page 822, and Book 11670, Page 837, Register's Office for said County.

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

Davidson County DEEDWARR
Recvd: 01/30/03 11:17 2pgs
Fees:13.00 Taxes:786.25

20030130-0012860

unimproved ( )
This is improved (X) property, known as 5817 Seven Points Trace, Hermitage, TN 37076
(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 27th day of January, 2003

Teresa Wynee Gunter BY: Teresa Wynee Gunter by Lydia Armistead, Atty in fact
Lydia Armistead, 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 Lydia Armistead with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Teresa Wynee Gunter as her Attorney in Fact, as the free act and deed of the within named Teresa Wynee Gunter.

Witness my hand and official seal at Nashville, TN this 27th day of January, 2003.

NOTARY PUBLIC

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 27, 2004 ~~July 24, 2004~~