WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January 20 03

Notary Public

MY COMMISSION EXPIRES: 10/25/13
(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
Ron Sherwin	ABN AMRO Mortgage Group	MAP #172-5-0-B
(NAME)	(NAME)	
5712 Sterling Oaks Drive	2600 W. Big Beaver Road	PARCEL #1-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Troy, MI 48084	
(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, Gerald M. Moloney and wife, Regina Moloney f/k/a Regina M. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon B. Sherwin and husband Ronald J. Sherwin

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 Lot No. 1, on the Plan of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gerald M. Moloney, an unmarried man and Regina M. Ward, an unmarried woman by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument 20010607-0060272, Register's Office for said County. The said Regina M. Ward is now known as Regina Moloney.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10951, Page 547; Book 11514, Page 959; Book 10951, Page 590, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 998, said Register's Office; and (3) Easements of record in Book 7250, Page 755 and Book 4600, Page 99, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5712 Sterling Oaks Drive, Brentwood, TN 37027
(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 our hand S. this 29th day of January 20 03

Gerald M. Moloney

Regina Moloney

Davidson County DEEDWARR
Recvd: 02/03/03 08:41 2pgs
Fees:13.00 Taxes:791.80

20030203-0014110

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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_____ 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 _____, 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

STATE OF Texas
COUNTY OF Hidalgo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald M. Moloney and wife, Regina Moloney, f/k/a Regina M. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hidalgo County, Texas, this 29th day of January, 2003.

My Commission Expires: 5-3-05

NOTARY PUBLIC

ANITA YARRITO
Notary Public, State of Texas
My Commission Expires
May 03, 2005