Realty Title 06
48A

Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

70517

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2003.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Notary Public
My commission expires: 03/[illegible]/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Ann Warrick	Wells Fargo Home Mortgage, Inc.	074-16-0-067.00
217 Bonnabrook Drive	6701 Carmel Road, Suite 110	
Hermitage TN 37076	Charlotte, NC 28226	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patsy B. Langford, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Lisa Ann Warrick, hereinafter called the Grantee, her successors 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 Lot No. 413 on the plan of Hermitage Hills, Section V, of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Carl V. Langford and wife, Patsy B. Langford, by deed from Quitman N. Blackwell and wife, Mary Ann S. Blackwell, of record in Book 4027, Page 797, said Register's Office. Patsy B. Langford and Vivian Carl Langford Sr. were subsequently divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 850-365, Book 6764, Page 251, said Register's Office. Said Decree divests subject property out of Carl V. Langford and vests title wholly in Patsy B. Langford. Carl V. Langford and Vivian Carl Langford Sr. are one and the same person.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 217 Bonnabrook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/04/03 10:33 2pgs
Fees:13.00 Taxes:366.30

20030204-0015040

WITNESS my hand this 31st day of January, 2003.

Patsy B. Langford

Patsy B. Langford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patsy B. Langford, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of January, 2003.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

