03

Realty Title
48-A

03-3053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 79,700.00

Edward Paul Yeager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January, 2003.

JANIS L. DUREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Comm. Expires

Notary Public: Janis L. Duree

MY COMMISSION EXPIRES: ~~4/10~~/2006

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Sauer	ABN AMRO Mortgage Group, Inc.	61-16
(NAME)	(NAME)	
1243 Sunnymeade Drive	2600 W. Big Beaver Road	259
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Troy, MI 48084	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Edward Paul Yeager, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Sauer

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. 64 of Block "D" on the Resubdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 50 feet on the north side of Sunnymeade Drive, and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to Edward Paul Yeager, a married man, by deed from Suntrust Mortgage, Inc., filed of record in Instrument No. 20000406-0034923, Register's Office for Davidson County, Tennessee.

Jamie A. Yeager, spouse of the said Grantor, joins in this instrument for the purpose of conveying any interest she may have in the said property.

Davidson County DEEDWARR
Recvd: 02/05/03 08:23 2pgs
Fees:13.00 Taxes:294.89

20030205-0015530

This is improved property known as 1243 Sunnymeade Drive, Nashville, TN 37216

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 ~~his~~ their hand s this 28th day of January, 2003.

Edward Paul Yeager

Edward Paul Yeager

Jamie A. Yeager

Jamie A. Yeager

03-3053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Edward Paul Yeager the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 28th day of January, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Edward Paul Yeager and Jamie A. Yeager _____ the bargainor S, 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 Goodlettsville, Tennessee, this 28th day of January, 2003.

JANIS L. DUREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Comm. Expires 4/10/2006

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree