WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

G-CDWL-03-1203

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya O. Bell	Union Planters Bank,NA	
1203 Rock Creek Trace (ADDRESS)	(NAME) 1900 Charles Bryan Road	49-16-A-74 CO
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	(ADDRESS) Cordova, Tn 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALONZO M. BAXTER AND LATRICE BAXTER, MARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SONYA O. BELL, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that 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. 14 on the Plan of Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alonzo M. Baxter and Latrice D. Payne by Deed dated January 30, 1998 and filed for record on February 4, 1998 in Book 10781, Page 773, Register's Office for Davidson County, Tennessee. Latrice D. Payne is now known as Latrice Baxter.

This conveyance is subject to Affordability Restriction Agreement and Right of First Refusal recorded on February 4, 1998 in Book 10781, Page 794, Register's Office for said County.

This conveyance is subject to Surveyor's Certificate of Correction in Book 8179, Page 461, Register's Office for said County.

This conveyance is subject to Sewer Easement of record in Book 7593, Page 519 and Book 7593, Page 560, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7777, Page 162, Book 7777, Page 180, Book 7843, Page 791 and Book 8023, Page 692, Register's Office for said County.

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

Davidson County DEEDWARR
Recvd: 02/05/03 12:52 2pgs
Fees:13.00 Taxes:292.30
20030205-0015929

unimproved ( )
This is improved (X) property, known as 1203 Rock Creek Trace, Whites Creek, Tennessee 37189
(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/our hand(s) this 28th day of January, 2003.

Alonzo M. Baxter

Latrice Baxter

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Alonzo M. Baxter and Latrice Baxter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of January, 2003.

Notary Public

My Commission Expires:

(SEAL) My Commission Expires SEP. 25, 2004

NOTARY PUBLIC AT LARGE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903