File #200350020

Davidson County DEEDWARR
Recvd: 02/07/03 11:25 2pgs
Fees:13.00 Taxes:477.12

20030207-0017187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,950.00.

Helen M. Fullington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen M. Fullington and James S. Fullington	ABN AMRO Mtg Group Inc.	Map 64-16-D
(NAME) 2313 Crescent Valley Place	(NAME) P. O. Box 57068	Parcel 107.00 CO
(ADDRESS) Hermitage TN 37076	(ADDRESS) Irvine, C 92619-7068	
(CITY) (STATE) (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, **BERLIN FUNDERBERG AND SHIRLEY FUNDERBERG**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HELEN M. FULLINGTON AND HUSBAND JAMES S. FULLINGTON,** 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 all of Lot No. 167, on the Plan of Section Three, Truxton Park, as shown by plat appearing of record in Instrument No. 20011024-0116272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Berlin Funderberg and Shirley Funderberg, husband and wife by Warranty Deed of record in Instrument No. 20020306-0028017, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001030-0107559, as amended in Instrument Nos. 20010522-0052910, 20020506-0055597, 20020718-0086907, 20020123-0009419, 20001011-0100896; Charter of record in Instrument No. 20001101-0108603; By-Laws of record in Instrument No. 20001101-0108604; and, any and all matters as shown on plat of record in Instrument No. 20011024-0116272; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2313 Crescent Valley Place, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 6th day of February, 2003.

Berlin Funderburg

Berlin Funderberg

Shirley Funderburg Berlin Funderburg attorney in fact

Shirley Funderberg, by Berlin Funderberg, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson * 20030207-0017186

On this 6th day of February, 2003, before me personally appeared Berlin Funderberg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Shirley Funderberg and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book __*__, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 6th day of February, 2003.

Notary Public

My Commission Expires: 7-23-05

NOTARY PUBLIC AT LARGE TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076