Box 13
4763

Davidson County DEEDWARR
Recvd: 02/13/03 15:59 2pgs
Fees:13.00 Taxes:573.50

20030213-0020051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$157,317.00~~ 155,000.00

Jennifer Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-

(AFFIX SEAL)

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	
Jennifer Randolph	America's Wholesale Lender	Map: 164 Group: 00 .00
(NAME) 2613 Mountain Dale Court	(NAME) P. O. Box 10212	Parcel: 129
(ADDRESS) Antioch TN 37013	(ADDRESS) Van Nuys, CA 91410	
(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, SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JENNIFER RANDOLPH, ~~MARRIED~~ 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:

* and husband Dallas Randolph

Land in Davidson County, Tennessee, being all of Lot No. 335, on the plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, 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 Southern Home Builders, LLC, by Warranty Deed of record in Instrument 20020716-0085669, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as recorded in Record Book 11588, Page 484, as amended in Book 11669, Page 376 in Instrument number 20010308-0021946, Instrument number 20010504-0046260; By-Laws of Summerfield Homeowners Association, Inc. of record in Book 11648, Page 662, amended in Instrument number 20010504-0046261; Charter of Summerfield Homeowners Association, Inc., of record in Book 11648, Page 660, as amended in Instrument number 20010326-0028531; Easement granted Southern Bell Telephone and Telegraph Company of record in Book 1141, Page 327; Storm Water Detention Agreement of record as Instrument number 20000113-0004777; Open Spaces and Common Areas conveyed to Summerfield Home owners Association, Inc. in Instrument number 20010514-0049520; and , any and all matters as shown on the Plan of record as Instrument number 20000929-0096421; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2613 Mountain Dale Court, Antioch, TN 37013
(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 20th day of December, 2002.

Southern Home Builders, LLC, a Tennessee limited liability company

BY: _____
John L. Gill, Chief Manager

Southern Home Builders,LLC, a Tennessee limited liability company

BY: _____
Bill Archer,Secretary

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John L. Gill and Bill Archer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained. by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

Witness my hand and official seal, this 20th day of December, 2002.

_____
Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES MAY 15, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129