WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/03 11:04 2pgs
Fees:13.00 Taxes:425.50

20030219-0021475

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Anne E. Sutphin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne E. Sutphin (NAME)	America's Wholesale Lender (NAME)	142-01-A 52.00
8207 Sawyer Brown Rd # H-4 (ADDRESS)	PO Box 10212 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (CITY) (STATE) (ZIP)	

FOR AND 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, Ellen Goodwin Davenport, F/K/A Ellen H. Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne E. Sutphin

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:

A certain condominium apartment in Davidson County, TN, described as Unit H-4 River Plantation, Section I, Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, TN, as shown on the plat of River Plantation, Section I, Condominium apartments, recorded in Plat Book 4460, page 59, said Register's Office, and described in a Master Deed and By-Laws recorded in Book 4562, page 474, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section I, Condominium Apartments contained in the Master Deed and By-Laws recorded in Book 4562, page 474, as amended in Book 4691, page 906, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ellen H. Goodwin, by deed from Thomas M. Sullivan and wife, Diane Sullivan, of record in Book 7847, page 905, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 4460, page 59, Register's Office for Davidson County, TN.

Joe Davenport joins in this conveyance for the purpose of conveying all right, title and interest his may have in and to the above described property as spouse of Ellen Goodwin Davenport.

unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Rd # H-4, Nashville, TN 37221
(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 hand this 7th day of February, 2003

Ellen Goodwin Davenport
Ellen Goodwin Davenport

Joseph C. Davenport

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Goodwin Davenport and husband Joseph E. Davenport

the bargainor _____, 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 Brentwood, Tennessee, this 7th day of February, 2003.

Commission expires 9/25/2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public