Davidson County DEEDWARR
Recvd: 02/20/03 10:41 3pgs
Fees:18.00 Taxes:469.90

20030220-0022456

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Celista L Hammond
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF FEBRUARY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/2/03

Address New Owner As Follows:
Celista L. Hammond
7325 Rolling River Parkway
Nashville, TN 37221

Send Tax Bills To:
Washington Mutual Bank, FA
P. O. Box 25064
Santa Ana, CA 92799-5064

Map-Parcel Number:
141 15 OA 04000CO
9D 68480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY ELAINE ATNIP, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto **CELISTA L. HAMMOND**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Rolling River Estates, Section I, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack B. Atnip and wife, Ethel A. Atnip by deed from Harold F. Morris and wife, K. Juanita Morris, of record in Book 5012, page 444, Register's Office for Davidson County, Tennessee; the said Ethel A. Atnip having predeceased Jack B. Atnip, and the said Jack B. Atnip having since died and by his will of record as Vol. #2844/522542, Probate Court of Davidson County, Tennessee, subject property was devised to Sherry Elaine Atnip.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4788, page 950, as amended at Book 4871, page 640, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record at Book 4892, page 689, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 4860, page 27, Register's Office for said County.

This is improved property known as 7325 Rolling River Estates, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 or of record; and I further covenant and bind myself, my heirs and assigns, to warrant and

forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of February, 2003.

Sherry Elaine Atnip

Sherry Elaine Atnip

By: Charles G. Cornelius

Charles G. Cornelius, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES G. CORNELIUS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of February, 2003.

Notary Public

My Commission Expires: 10/25/03

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