WARRANTY DEED

HEATHER L. POWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,900.00

Michele A. Kilmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 2003

Heather L. Powell
Notary Public

MY COMMISSION EXPIRES: 4-20-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cameron Escrow, LLC, 1410 Kensington Square Court, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Kilmer (NAME)	Guaranty Trust Company (NAME)	MAP-163-5-A-28
5170 Hickory Hollow Pkwy. #819 (ADDRESS)	640 Broadmor Blvd., Ste. 100 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Eric D. Tidwell and wife, Tonia C. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Kilmer, unmarried

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. 28, Hickory Hollow Townhomes, Phase I, of record in Plat Book 9700, Page 686, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric D. Tidwell and wife, Tonia C. Tidwell by deed of record in Book 11533, Page 571, Register's Office for said County.

This conveyance is subject to The Declaration of Covenants, Conditions and Restrictions for Hickory Hollow Townhomes of record in Book 10719, Page 425, Book 11167, Page 757 and By-Laws of record in Book 10719, Page 464 and Book 11167, Page 759, Register's Office for said County.

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

Davidson County DEEDWARR
Recvd: 03/07/03 14:23 2pgs
Fees:13.00 Taxes:495.43
20030307-0030539

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Pkwy. #819, 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 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 our hand s this 3rd day of March 2003

Eric D. Tidwell

Eric D. Tidwell

Tonia C. Tidwell

Tonia C. Tidwell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric D. Tidwell and wife, Tonia C. Tidwell

the bargainor s, 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 Murfreesboro, Tennessee, this 3rd day of March, 2003.

Commission expires 4-20-03

THE POWER OF NOTARY PUBLIC AT LARGE

Heather B. Powell
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