File #20030311-0031734

MAXIMUM PRINCIPAL INDEBTEDNESS IS $ 160,500.00

Return TO:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-22-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Williamson County, TENNESSEE

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:	MAP-PARCEL NUMBERS
Linda Uselton and Stephanie Uselton		Map: 43-2-A
(NAME) 107 Cedarwood Lane	(NAME) Same address	Parcel: 107 CO
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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, DON GLENN ALLEN AND LAUREN LEIGH PENDERGRASS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LINDA USELTON AND STEPHANIE USELTON, 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. 107, on the Plan of Cedarwood Courtyard Homes, as shown by plat appearing of record in Plat Book 5200, Pages 60 and 61, and amended of record in Book 5497, Page 800, 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 Ernest Lee Allen by Deed of record in Book 9072, Page 525, said Register's Office. The said Ernest Lee Allen died on November 18, 2001, leaving Testate, Don Glenn Allen and Lauren Leigh Pendergrass as his sole devisees under his Last Will and Testament filed in Case Number 01P1909, Probate Court Clerk's Office for Davidson County, Tennessee. This is not the usual place of residence of the Grantors.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 5302, page 546 as revised in Book 5495, page 661, Book 5669, page 132, Book 6053, page 422, Book 6119, page 402, Book 6216, page 434, Book 6707, page 216, Book 7633, page 920, Book 9010, page 503, and Book 9010, page 505; By-Laws of record in Book 5307, page 231; Quitclaim Deed to Homeowners' Association for common area of record in Book 5684, page 678; Charter of Homeowners' Association of record in Book 5307, page 226; and, any and all matters as shown on plat of record in Plat Book 5200, Pages 60 and 61, as amended in Book 5497, page 800; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/11/03 09:48 2pgs
Fees:13.00 Taxes:223.85

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Unimproved ( )
This is improved (X) property, known as 107 Cedarwood Lane, Madison, TN 37115
(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 25th day of February, 2003.

Don Glenn Allen

Lauren Leigh Pendergrass by Don Glenn Allen Attorney-in-fact

STATE OF Tennessee

COUNTY OF Williamson

On this 24th day of February, 2003, before me personally appeared Don Glenn Allen, 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 Lauren Leigh Pendergrass 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.

20030311-0031733

Witness my hand and official seal, this 25th day of February, 2003.

Notary Public

My Commission Expires 5-22-04

(SEAL) HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County

Mail After Recording To:
Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129