Davidson County DEEDWARR
Recvd: 03/18/03 15:53 1pgs
Fees:13.00 Taxes:407.00

20030318-0035947

WARRANTY DEED

BOTTS-H03221

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me this 12th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 10/4/06

(AFFIX SEAL)

GEORGE R. WOODS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amanda L. Botts Single	Washington Mutual Bank, FA	26-7-40
(NAME)	(NAME)	
103 Butterfield Court	4301 Hillsboro Pike, Suite 328	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHEN F. BOTTS AND SANDI R. HESTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AMANDA L. BOTTS SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sandi R. Wey and Stephen F. Botts, Sr. by Deed from Sandra B. Sterban of record in Book 10416, Page 396, said Register's Office.

This is improved (X) property, known as 103 Butterfield Court, Goodlettsville, Tennessee 37072
unimproved ( ) (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/our hand(s) this 12th day of March, 2003.

Stephen F. Botts

Sandi R. Hester

Grady Hester

STATE OF Tennessee
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen F. Botts and Sandi R. Hester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), Tennessee (state), this 12th day of March, 2003.

Notary Public

My Commission Expires: 10/4/06

GEORGE R. WOODS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Personally appeared before me, the undersigned, a Notary ØPublic in and for said County and State, the within named Grady Hester, Spouse of Sandi R. Hester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/.they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 12th day of March 2003.

My commission Expires: 10/4/06 Notary PUblic