BOK 1

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 83,700.00

Affiant

Subscribed and sworn before me this the 31st day of March 2003.
My Commission Expires: ~~1/25/06~~ 1-25-2006

Notary Public

My Commission Expires

NOTARY PUBLIC
DAVIDSON CO. TENN.

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner:	Improved Property known as:	Send Tax Bills to:
Joey McCarter 8139 Bonnafair Drive Hermitage, TN 37076	8139 Bonnafair Drive Hermitage, TN 37076	SunTrust Mortgage, Inc. 201 4th Avenue North/7th Floor Nashville, TN 37219

Map 74-4 Parcel 97

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,

RHONDA ANNE RUSSELL

Herinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Joey McCarter, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **Davidson County, Tennessee**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, on the plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda Anne Russell by Quitclaim Deed form Robin Rankin as of record in Instrument number 20010913-0099828, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book4820, Page 611, Book 4960, Page 506, and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 31st day of March, 2003.

Rhonda Russell by Attorney in fact
Robin L. Smith

Davidson County DEEDWARR
Recvd: 04/02/03 08:56 2pgs
Fees:13.00 Taxes:309.69
20030402-0043175

State of Tennessee

County of Davidson

On the 21st day of March, 2003, before me personally appeared Robin Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rhonda Russell as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said Rhonda Russell.

See Power of Attorney of record in Instument Number 20030402 0043174, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires:

