WARRANTY DEED

B-COLBERT-03-0681

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/2/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Colbert	Indymac Bank, FSB	
681 Piccadilly Row (ADDRESS)	190 Technology Parkway (NAME)	149-02-B-003 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TAMMI ARENDER, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD L. COLBERT AND WIFE, WANDA S. COLBERT, 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. 60 on the Plan of Piccadilly Square, Phase II as of record in Plat Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tammi Arender, an unmarried person by Deed dated December 30, 1999 and filed for record January 5, 2000 in Instrument No. 200001050001275, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 681 Piccadilly Row, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of April, 2003.

Tammi Arender by Jay R. Kalbes, attn-fct

Tammi Arender by Jay R. Kalbes,
attorney-in-fact

Davidson County DEEDWARR
Recvd: 04/08/03 16:00 2pgs
Fees:13.00 Taxes:377.40

20030408-0046664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2 day of April, 2003, before me personally appeared Jay R. Kalbes 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 Tammi Arender and who acknowledged that she executed the same as the free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No 20030405-0046666 3 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 2 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903