14-A 15505-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/03 08:53 2pgs
Fees:13.00 Taxes:418.88

20030415-0049730

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,210.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 12-12-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN KATES, TRUSTEE (NAME)	New Owner (NAME)	Map 162-16E
2626 11th Street, Apt. 5 (ADDRESS)	(ADDRESS)	Parcel 064.00
Santa Monica, CA 90405 (CITY) (STATE) (ZIP)	(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, TERESA N. USELTON HOGUE AND HUSBAND, DEWITT A. HOGUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN KATES, TRUSTEE FOR BT LANE LAND TRUST

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 Lot No. 64 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Teresa N. Uselton, a married person by Deed from MCR Development Corp., a Tennessee corporation, of record in Book 10390, Page 947, Register's Office for Davidson County, Tennessee. The said Teresa N. Uselton and Kenneth S. Uselton having since divorced by Final Divorce Decree of record in Minute Book 270A, page 114, Fourth Circuit Court Clerks Office of Davidson County, Tennessee. The said Teresa N. Uselton having since married and is now known as Teresa N. Uselton Hogue.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9408, Page 320, Book 9613, page 20, and Book 9892, page 927, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 525 Bell Trace Lane, 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 14th day of March, 2003

Teresa N. Uselton Hogue
TERESA N. USELTON HOGUE

DeWitt A. Hogue
DEWITT A. HOGUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA N. USELTON HOGUE AND HUSBAND, DEWITT A. HOGUE

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 NASHVILLE, Tennessee, this 8th day of March, 2003.

Commission expires 12-12-04

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, a _____, 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 _____, 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

CONINUATION OF LEGAL DESCRIPTION

THIS conveyance is further subject to a lien secured by a Deed of Trust to Countrywide Home Loans, Inc., of record in Instrument No. 20010820-0089672, Register's Office for Davidson County, Tennessee.

DeWitt A. Hogue, spouse of the above named Teresa N. Uselton Hogue, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.