WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/03 09:01 2pgs
Fees:13.00 Taxes:405.15

20030416-0050518

CARRIE CAMERON SNOW
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 8/22/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cameron Escrow, LLC, 1410 Kensington Square Court, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Africa (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 163-11-0-D
2962 Baby Ruth Lane #2 (ADDRESS)	750 Old Hickory Blvd., Ste. 180 (ADDRESS)	PARCEL 002.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Rory K. Davis and wife, Kellie Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. Africa, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Rutherford~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 on the plan of Hickory Place Townhouses of record in Book 11190, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete and accurate legal description.

Being the same property conveyed to Rory K. Davis, Unmarried, by deed executed on 4/28/00 of record in Instrument No. 200005050045373, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 11468, Page 955, Register's Office for said County.

This conveyance is subject to a Master Deed of record in Book 11468, Page 921 and amended in Book 11479, Page 882, Book 11641, Page 145 (re-recorded in Book 111468, Page 967), Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 2962 Baby Ruth Lane #2, 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 4th day of April, 2003

Rory K Davis
Rory K. Davis

Kelly Davis
Kellie Davis
KKD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rory K. Davis and wife, Kellie Davis

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 Murfreesboro, Tennessee, this 4th day of April, 2003.

CARRIE CAMERON SNOW Notary At Large RUTHERFORD COUNTY, TN

Commission expires 8/22/04

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, and corporation, 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 corporation, 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