File #200330240

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00.

Randy W Stinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-13-05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy W. Stinson	Countrywide Home Loans, Inc.	Map: 148-8-233
(NAME) 4700 Long Branch Road	(NAME) 2021 N. Gallatin Rd., Ste 292	
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, DENNIS MARK LEFTRICK, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto RANDY W. STINSON, a married man, hereinafter called the GRANTEE, his 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 all of Lot No. 46, Section Nine, Terragon Trails, as shown by plat appearing of record in Plat Book 5200, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dennis Mark Leftrick and wife, Mary Alice Leftrick, by Deed of record in Book 7945, Page 562, in the Register's Office of Davidson County, Tennessee, and pursuant to Final Divorce Decree, Docket No. 93D-1303, Fourth Circuit Court for Davidson County, Tennessee, Mary Alice Leftrick further conveyed her interest in said property to Dennis Mark Leftrick by Quitclaim Deed of record in Book 9009, Page 846, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 5341, Page 983, and, any and all matters as shown on plat of record in Plat Book 5200, Page 85; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4700 Long Branch Road, 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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 1st day of May, 2003.

Dennis Mark Leftrick

Davidson County DEEDWARR
Recvd: 05/05/03 14:05 2pgs
Fees:13.00 Taxes:317.83
20030505-0059557

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Dennis Mark Leftrick who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of May, 2003.

Notary Public

My Commission Expires: 5-23-05

KARLA M. IATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167