WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/03 09:12 2pgs
Fees:13.00 Taxes:666.00

20030530-0072957

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alaga Covic	ABN AMRO Mortgage Group, Inc.	MAP 97, GP.16-0-A
(NAME)	(NAME)	
104 Point Landing Ct.	2600 W. Big Beaver Rd.	PARCEL 8
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, Michigan 48084	4D-94731
(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, Peter C. Waddington and wife, Andrea B. Waddington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alaga Covic and wife, Mirzeta Covic

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:

BEING Lot No. 63, First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter C. Waddington and wife, Andrea B. Waddington by deed from Fox Ridge Homes, Inc. of record in Book 10181, Page 592, Register's Office, Davidson County, Tennessee.

Timothy D. Smith executed this instrument on behalf of Peter C. Waddington and wife, Andrea B. Waddington pursuant to a Power of Attorney of record in Instr: #20030530-0072956, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Book 9564, Page 693; amended in Book 9754, Page 35, and Book 9977, Page 359; Supplementary Declaration of Restrictive Covenants of record in Book 10333, Page 219, and amended in Book 11258, Page 85; Amendment to the By-Laws of record in Book 10973, Page 39; By-Laws of record in Book 11181, Page 371, and amended in Instr: #20000822-0083193 and Instr: #20030313-0033780, said Register's Office.
This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 104 Point Landing Court, Hermitage, TN 37076
(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 21st day of May 2003

Peter C. Waddington
By: Timothy D. Smith
Timothy D. Smith, Attorney-in-fact
Andrea B. Waddington
By: Timothy D. Smith
Timothy D. Smith, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy D. Smith as Attorney-in-Fact for Peter C. Waddington and Andrea B. Waddington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 2003.

Alice Seagroves
NOTARY PUBLIC

My Commission Expires: 11-26-2005