Davidson County DEEDWARR
Recvd: 06/06/03 15:27 2pgs
Fees:13.00 Taxes:506.90

20030606-0078750

WARRANTY DEED

B-COLD-03-1221

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 1/27/06

(AFFIX SEAL) CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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
Trever L. Howse	GMAC Mortgage Corporation	
1221 Springwood Drive	6 Cadillac Drive Suite 150	63-16-B-118 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 DEAN M. DIEHL AND JUDY B. DIEHL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TREVER L. HOWSE AND ALICIA D. HOWSE, MARRIED, 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. 200 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Pages 550, 551 and 552, Certificate of Correction of record in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Dean M. Diehl and wife, Judy B. Diehl by Deed dated July 31, 1998 and filed for record on August 7, 1998 in Book 11057, Page 57, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conveyance to HOA of record in Book 8207, Page 276; HOA Charter of record in Book 8517, Page 762 and Book 8833, Page 216, all being of record, Register's Office for said County.

This conveyance is subject to Easements of record in Book 2247, Page 75; Water and Sewer Pipeline Easement of record in Book 7460, Page 930; Water Pipeline Easement of record in Book 7489, Page 515; Public Utilities Easement of record in Book 8007, Page 235; Ingress/Egress Easement of record in Book 8739, Page 991; Public Utilites Easement of record in Book 8657, Page 179; Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797; Sanitary Sewer and/or Storm Drainage Easement of record in Book 11030, Pages 740, 743 and 785, all being of record, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 1221 Springwood Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (Cty 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 30th day of May, 2003.

Dean M. Diehl

Judy B. Diehl

STATE OF Tennessee

COUNTY OF Davidson

I, Charles Smith, a Notary Public of the County and State first above written, do hereby certify that Dean M. Diehl and Judy B. Diehl, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of May, 2003.

Notary Public

My Commission Expires: 11/27/04

(SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903