FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/03 14:46 2pgs
Fees:13.00 Taxes:641.21

20030616-0082618

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,300.00

Edna Edmondson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 20 03

Notary Public

MY COMMISSION EXPIRES: ~~January 27, 2007~~ 1/31/04
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna Edmondson (NAME)	Flagstar Bank, FSB (NAME)	MAP 51-14-0-A
2301 Golden Oak Court (ADDRESS)	5151 Corporate Drive (ADDRESS)	PARCEL 55-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Troy, MI 48098 (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, George Dunn, d/b/a George Dunn Contractors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edna Edmondson, unmarried

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. 55, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership of record in Instrument 20030616008261 7, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200007130069428 and Instrument 200010020096900, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005050045404; and (3) Sewer Easement of record in Book 6807, Page 654 and Storm Water Agreement of record in Instrument 20000127008714, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2301 Golden Oak Court, Madison, TN 37115
(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 my hand this 13th day of June, 20 03

George Dunn, d/b/a George Dunn Contractors
By: George Dunn

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 _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the George Dunn the within named bargainor, ~~a corporation~~, and that he 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 Nashville, TN on this the 13th day of June 20 03.

My commission expires ~~January 27, 2007~~ 1/31/04

_____
Notary Public

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.