Davidson County DEEDWARR
Recvd: 06/18/03 10:41 2pgs
Fees:13.00 Taxes:595.81

20030618-0083941

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$161,300.00.** Cager E. Waggoner III Affiant Subscribed and sworn to before me, this the 4th day of June, 2003. Patsi B. Gregory Notary Public My commission expires: 6-8-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206 file # 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cager E. III Waggoner	GMAC Mortgage Corp.	
2828 Stokers Lane North	100 Witmer Road	Map 059-15-0-A
Nashville, TN 37207	Horsham, PA 19044-0963	Parcel 078.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cumberland Builders, Inc

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

Cager E. III Waggoner and wife, Bernita Y. Waggoner

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 70, on the plan of the Resubdivision of Lots 70 and 71 Chateau Valley, {formerly a part of Phase III, Chateau Valley}, of record as Inst. No. 20030228-0026735, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Cumberland Builders, Inc. by instrument executed August 5, 2002, which is of record as Instrument No. 20020806-0094157, and by quitclaim deed of record as Inst. No. 20030618-0083940, all in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of the Resubdivision of Lots 70 and 71 Chateau Valley, {formerly a part of Phase III, Chateau Valley}, of record as Inst. No. 20030228-0026735, Register's Office, Davidson County, Tennessee; and, to restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record as Instrument No. 20011012-0111713 said Register's Office.

This is improved (XX) Unimproved (____) property, known as 2828 Stokers Lane North, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 4th day of June, 2003.

Cumberland Builders, Inc.
By:
Cathy Hardaway Vice President

Cathy Hardaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cathy Hardaway, Vice President** of **Cumberland Builders, Inc**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Vice President** of **Cumberland Builders, Inc,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Cathy Hardaway** as **Vice President.**

Witness my hand, at office, this **4th** day of **June, 2003.**

Patsi B. Mayo

Notary Public

My Commission Expires: 6-5-2006

