File #200370068

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,750.00.

Iris A. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: 11/06/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris A. Horton	Flagstar Bank, FSB	Map: 96-09
(NAME) 2712 Lakeland Drive	(NAME) 5151 Corporate Drive	Parcel: 77
(ADDRESS) Nashville TN 37214	(ADDRESS) Troy, MI 48098	
(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, JULIA A. GREGORY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto IRIS A. HORTON, hereinafter called the GRANTEE, her 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. 30, on the Plan of Martinwood Heights, as shown by plat appearing of record in Plat Book 2133, Page 63, 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 Charley Gregory and wife, Julia Gregory, by Warranty Deed of record in Book 2303, Page 595, and further conveyed to Beverly Cantrell by Quitclaim Deed of record in Instrument No. 20011227-0142666, said Register's Office and subsequently conveyed by Beverly Cantrell to Julie Gregory by Quitclaim Deed of record in Instrument No. 20020312-0031249, Register's Office for Davidson County, Tennessee. The said Julia Gregory, Julia Anna Gregory, Julia A. Gregory and Julie Gregory are one and the same person. The said Charley Gregory died on July 19, 1990.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2153, Page 577; Easement granted to United States of America for TVA Power Lines of record in Book 1280, Page 245, and Book 1432, Page 546; Sanitary Sewer Easement of record in Book 1174, Page 366, and Book 4365, Page 727; Easement in favor of the Airport Authority of record in Book 862, Page 803, and, any and all matters shown on plat of record in Plat Book 2133, Page 63; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2712 Lakeland Drive, Nashville, TN 37214
(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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 06/18/03 11:16 2pgs
Fees:13.00 Taxes:324.68
20030618-0084044

Witness our hands this 13th day of June, 2003.

Julia A. Gregory

Julia A. Gregory
By Beverly Kay Cantrell Atty-in-fact

STATE OF Tennessee

COUNTY OF Davidson

On this 13th day of June, 2003, before me personally appeared Beverly Kay Cantrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Julia A. Gregory and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 13th day of June, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217