WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/03 08:45 2pgs
Fees:13.00 Taxes:344.10
20030626-0087776

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2003

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn M. Sokol	Mortgage Company of America	073-01-0-036.00
(NAME)	(NAME)	
1700 Riverwood Drive	2416 21st Avenue, South, Ste.202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37212	
(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, Robert W. Queen and wife, Cheryl K. Queen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn M. Sokol, 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:

Land in Davidson County, Tennessee, being all of Lot No. 1, Block "H" on the plan of Country Club Estates, as shown on plat of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert W. Queen and wife, Cheryl K. Queen, by deed from Stephen K. McCullough, unmarried, as shown of record as Instrument #20011212-0137413, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1700 Riverwood Drive, Nashville, TN 37216
(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 18th day of June, 2003

Robert W. Queen

Cheryl K. Queen BY:

Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Queen ~~and wife, Cheryl K. Queen~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, ~~Tennessee, this~~ 18th day of June 2003.

Commission expires

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

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)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert W. Queen, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Cheryl K. Queen, and who acknowledged that she executed the same as the free act and deed of the said Cheryl K. Queen, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Cheryl K. Queen, and appearing of record as Instrument #20030626-0087775, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, on this 18th day of June, 2003.

My Commission Expires: _____

Notary Public

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003