Realty 48A

Davidson County DEEDWARR
Recvd: 07/03/03 13:24 2pgs
Fees:13.00 Taxes:405.15

20030703-0092616

WARRANTY DEED

R-CLR-03-0118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004

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, GROUP, PARCEL
Cynthia A. Hebert	GMAC Mortgage	
118 Vaden Drive	(NAME) 2600 Troy Center Drive Suite 100	133-3-151
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH ANDREW MATTHEWS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CYNTHIA A. HEBERT AND BOBBIE A. DELANEY, hereinafter called the Grantees, 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. 191 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Andrew Matthews from Laura Matthews by Quitclaim Deed dated March 30, 1999 and filed for record on April 8, 1999 in Book 11424, Page 589, Register's Office for Davidson County, Tennessee and

Being the same property conveyed to Joseph Andrew Matthews and wife, Laura Matthews by Warranty Deed dated September 21, 1994 and filed for record on September 22, 1994 in Book 9472, Page 519 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 118 Vaden Drive, Nashville, Tennessee 37211
(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/our hand(s) this 27th day of June, 2003.

Joseph Andrew Matthews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Joseph Andrew Matthews , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2003.

My Commission Expires:

7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Frances Rudy
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 27th day of June, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903