THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/08/03 08:27 2pgs
Fees:13.00 Taxes:425.50

20030708-0093322

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Tom G. Saffell 604 Westchester Drive Madison, TN 37115	Chase Manhattan Mortgage 5409 Maryland Way S-202 Brentwood, TN 37027	42-10-30

FOR AND IN 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,

Geoffrey Deinema

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

Tom G. Saffell, 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 Lot Number 24, on the Plan of Sherry Heights, Section II, of record in Plat Book 2331, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Geoffrey Deinema by Deed, dated April 26, 1996 of record in Book 10037, Page 370, Register's Office for Davidson County, Tennessee.

Tammy Deinema, spouse of Geoffrey Deinema, joins in this conveyance for the express purpose of conveying any and all of her, right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

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

This is improved property known as: 604 Westchester Drive Madison, TN 37115

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 HANDS THIS 1st day of July, 2003

Geoffrey Deinema

Tammy Deinema

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Geoffrey Deinema and wife, Tammy Deinema with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 1st day of July, 2003

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 1st day of July, 2003

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 115,000.00

Affiant

Subscribed and sworn to before me this 1st day of July, 2003

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003