WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 14:17 2pgs
Fees:13.00 Taxes:440.30
20030708-0093789

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana J. Seaton (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	MAP 042-11-B
501 Colony Trace Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 009C
Madison, TN 37115 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Virginia B. Reasonover Hunter and husband, Jewel L. Hunter, Jr.

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

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:

A certain tract of parcel of land in Davidson County, Tennessee, desribed as follows, to wit.

BEING Apartment Union No. 501 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village, Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a mor complete identification and description of said Unit.

BEING the same property conveyed to Clyde B. Reasonover and wife, Virginia B. Reasonover by Warranty Deed from Robert A Phillips and wife, Elizabeth M. Phillips of record in Book 7970, page 276, Register's Office for Davidson County, TN. The said Clyde B. Reasonover having since died.

Virginia B. Reasonover now being Virginia B. Reasonover Hunter.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Jewel L. Hunter, Jr. joins in this conveyance for the purpose of conveying all right, title and interest in subject property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 501 Colony Trace Court, Madison, TN 37115
(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 30th day of June, 2003

Virginia B Reasonover Hunter
Virginia B. Reasonover Hunter

Jewel L. Hunter Jr.
Jewel L. Hunter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NOTARY PUBLIC AT LARGE the undersigned, a Notary Public in and for said County and State, the within named Virginia B. Reasonover Hunter and husband, Jewel L. Hunter, Jr.

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 Goodlettsville Tennessee, this 30th day of June, 2003.

Commission expires My Commission Expires OCT. 25, 2003

Mary Birdsong
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