THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20882-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $98,575.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Monica Ransom 102 Elizabeths Court Antioch, TN 37013	**Send Tax Bills To:** Flagstar Bank 5151 Corporate Drive Troy, MI 48098	**Tax Information:** Map No.149.02 Parcel No. 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stacy L. Jackson Esmon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monica Ransom, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Elizabeths Court, Antioch, Tennessee, 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 30, 2003.

Stacy L. Jackson Esmon

Davidson County DEEDWARR
Recvd: 07/10/03 13:29 2pgs
Fees:13.00 Taxes:364.73
20030710-0095688

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stacy L. Jackson Esmon**, 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, at office, this 30th day of June, 2003.

Notary Public

My Commission Expires: _____

OR

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Bldg. Site No. 2 on the Plan of Sterling Wood as of record in Plat Book 6250, page 648, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stacey L. Esmon by special warranty deed dated January 29, 1999 from EMC Mortgage Corporation, a Delaware Corporation of record in Book 11328, page 103, Register's Office for Davidson County, Tennessee. Tony F. Jackson has conveyed his interest in said property to Stacey L. Jackson Esmon by quitclaim deed of record in Instrument No. 20030326-0039539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 6236, amended in Book 6295, pages 506, 520, 534, 572, 580 and 588, Book 6300, page 409, re-recorded in Book 6306, page 833, amended in Book 6300, pages 423, 431 and 439, Book 6496, pages 14, 100, and 107, Book 6518, pages 184 and 190, Book 6830, page 739, Book 6668, page 81;
3) Easements of record in Book 6251, page 616; and
4) All matters appearing on the Plan of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee.