03

Realty 40 A

Prepared by (and return to):

GBEC of Tennessee, Inc.
1008 Stuart Lane
Brentwood TN 37027
Ph: 615-482-2549 Fax: 615-884-2885
e-mail: mortgagenotes@aol.com

Davidson County DEEDWARR
Recvd: 07/16/03 08:29 2pgs
Fees:13.00 Taxes:307.10
20030716-0099161

Address of new owner:

Daniel G. and Stacey L. Croney
605 Long Hunter Court
Nashville TN 37217

Responsible for tax payment:

Prime Mortgage
555 Marriott Drive #180
Nashville TN 37214

Tax Map-Parcel Numbers: 135-08-0-A-605.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Glen M. Wilbur,** hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Daniel G. Croney and wife, Stacey L. Croney**, hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

A certain condominium Apartment being Unit No 605 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, page 80, said Register's Office.

Being the same property conveyed to GLEN M. WILBUR, MARRIED, by deed of record in Book 11467, page 945, said Register's Office.

This improved (XXX)
unimproved ( )property known as:605 Long Hunter Court Nashville TN 37217

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 1 day of July, 2003.

Glen M. Wilbur

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glen M Wilbur, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of July, 2003.

My Commission expires:

_____ _____
Notary Public

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 6-24-06 WILLIAMSON CO., TENNESSEE

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $83,000.

_____
Affiant

Sworn and subscribed before me this the 15th day of July, 2003.

_____
Notary Public