FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF July 20 03

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/03 12:51 2pgs
Fees:13.00 Taxes:462.50
20030717-0100460

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway, Suite Y, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Watts (NAME)	United Wholesale Mortgage (NAME)	MAP 53-6-0-B
2533 Park Green Lane (ADDRESS)	725 S. Adams #12 (ADDRESS)	PARCEL 46 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Birmingham, MI 48009 (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, Jason P. Poenitske and wife, Tracy L. Poenitske

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

BEING Lot No. 243, on the Plan of Phase 4A, Waterford Subdivision, of record in Book 7900, Page 596, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jason P. Poenitske and Tracy L. Poenitske, husband and wife, by deed from Nellanne E. Jones and Michael L. Jones, wife and husband, of record in Book 11169, Page 788, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9081, Page 63; Book 9112, Page 962; Book 9530, Page 185; Book 9530, Page 182; Book 9530, Page 189; and Book 8715, Page 583, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 596, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2533 Park Green Lane, Old Hickory, TN 37138
(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 11th day of July 20 03

Jason P. Poenitske

Tracy L. Poenitske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason P. Poenitske and wife, Tracy L. Poenitske

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 Nashville, Tennessee, this 11th day of July 20 03.

Commission expires 1/31/04

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public