Davidson County DEEDWARR
Recvd: 08/07/03 15:49 2pgs
Fees:13.00 Taxes:455.10

20030807-0112869

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Sandra Krantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latoya Ricketts	Argent Mortgage Company, LLC	165-13-A-30
604 N. Stonegate Court	333 Westchester Avenue, 1st Floor	
Antioch, TN, 37013	White Plains, NY 10604	

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, I/WE,

Lisa L. Aaron and Ronnie G. Aaron

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

Latoya Ricketts AND HUSBAND, ANTONIO L RICKETTS

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 No. 358 on the Plan of Peppertree Forest, P.U.D., Section 5, of record in Book 7900, Page 499, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lisa L. Aaron and husband, Ronnie G. Aaron by Quitclaim Deed from Ronnie G. Aaron and by Warranty Deed from Darren W. Moore and wife, Mary V. Moore of record in Book 10331, Page 712, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 604 N. Stonegate Court, Antioch, TN 37013

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 my/our hand(s) this 31st day of July, 2003

Lisa L. Aaron NKA Lisa L. Lucy
Lisa L. Aaron

Ronnie G. Aaron by Sandra Krantz - Attorney in fact
Ronnie G. Aaron

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 LISA L. AARON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 31 day of July, 2003, before me personally appeared SANDRA CLARK to me known to be the person who executed the foregoing instrument in behalf of RONNIE G. AARON, the bargainor, as his Attorney-in-Fact, and acknowledged that _____ executed the same as the free act and deed of the said RONNIE G. AARON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006