File #200350749

Davidson County DEEDWARR
Recvd: 08/22/03 11:41 2pgs
Fees:13.00 Taxes:736.30

20030822-0122209

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Wilbanks, and Theresa A. Detwiler,	Countrywide Home Loans, Inc.	Map: 98-9-A-34
(NAME) 5512 Regatta	(NAME) P. O. box 10215	
(ADDRESS) Hermitage TN 37076	(ADDRESS) Van Nuy, CA 91410-0215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARK E. PETERSON, A MARRIED PERSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JOE WILBANKS, UNMARRIED AND THERESA A. DETWILER, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 all of Lot No. 215, on the Plan Phase One, Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mark E. Peterson and Don E. Peterson by Warranty Deed dated 10/11/96 as of record in Book 10225, Page 764 and being further conveyed to Mark E. Peterson, a married person by Quitclaim Deed dated 03/31/98 as of record in Book 10875, Page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in book 7572, Page 669; Charter for Homeowners' Association of record in Book 7892, Page 464; Articles of Incorporation of record in Book 8709, Page 424; Quitclaim Deed to Homeowners' Association for open space of record in Book 8697, Page 123; and, any and all matters shown on plat of record in Plat Book 6900, Page 684; all in the Register's Office for Davidson County, Tennessee.

Debra Peterson, spouse of Mark E. Peterson, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 5512 Regatta, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 21st day of August, 2003.

Mark E. Peterson

Debra Peterson

STATE OF Tennessee

COUNTY OF Davidson

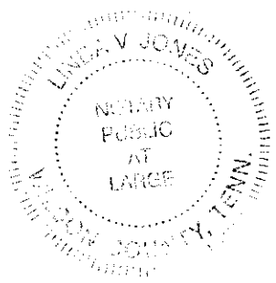
Before me, the undersigned Notary Public, personally appeared Mark E. Peterson and wife, Debra Peterson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2003.

Notary Public

My Commission Expires: 2-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076