Davidson County DEEDWARR
Recvd: 09/09/03 08:55 2pgs
Fees:13.00 Taxes:458.43
20030909-0131175

PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **August, 2003** between **Ronald W. Winton, Sr. and wife, Wanda L. Winton** , GRANTOR, and **Jared Cobb a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 32 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660 at page 176, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald W. Winton, Sr. and wife, Wanda L. Winton by deed of record in Book 6581, page 830, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4562, page 138 and Book 4951, page 722, and, to any and all other matters as shown on subdivision plat of record in Plat Book 4660, page 176, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Ronald W. Winton, Sr.
Signature of Seller

Wanda L. Winton
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public of said County and State, **Ronald W. Winton, Sr. and wife, Wanda L. Winton** , the within named bargainors, 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, at office, this **22nd** day of **August, 2003.**

Notary Public

My Commission Expires: 6/17/2007

B. JO ATWOOD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Name and Address of Property Owner:

Jared Cobb
4416 Dowdy Drive
Antioch, TN 37013

Property Address:

4416 Dowdy Drive
Antioch, TN 37013

Person Responsible for Taxes:

Allied Home Mortgage Capital Corporation
200 Prosperity Drive
Knoxville, TN 37923

Parcel #: 148-08-0-155

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$123,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **August, 2003.**

Notary Public

My Commission Expires: 6/17/2007

B. JO ATWOOD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129