Davidson County DEEDWARR
Recvd: 09/12/03 11:29 2pgs
Fees:13.00 Taxes:558.70

20030912-0134282

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200350760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2003.

Notary Public
My commission expires: 10/25/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah L. Willinger	~~SunTrust Mortgage~~	142-08-B-088.00C0
813 Running Deer	~~PO Box 57208~~ OWNER	
Nashville TN 37221	~~Irvine, CA 92619-7028~~ DW	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/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, Jan Maria Hazlehurst, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah L. Willinger, unmarried hereinafter called the Grantees, their successors 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 Unit No. 88 on the Plan of Phase IV, Coronada Town Home Condominiums, of record in Book 5200, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Hazlehurst and spouse, Jan Maria Hazelhurst by deed from Patricia B. McLaughlin and spouse, William P. McLaughlin of record in Instrument No. 20011226-0142271, Register's Office for Davidson County, Tennessee. Jan Maria Hazlehurst and Robert Purviance Hazlehurst were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 03D-1126. Robert P. Hazlehurst conveyed his interest in subject property to Jan Maria Hazlehurst by quitclaim deed of record in Instrument No. 20030829-0125801, said Register's Office. Jan Maria Hazelhurst and Jan Maria Hazlehurst being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 813 Running Deer, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of September, 2003.

Jan Maria Hazlehurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jan Maria Hazlehurst, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 8th day of September, 2003.

Notary Public

My Commission expires 03/14/05