WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/03 14:26 2pgs
Fees:13.00 Taxes:325.60

20031117-0167493

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF November 2003

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Myra A. Saley	Flagstar Bank, FSB	MAP 150-3
(NAME)	(NAME)	
2907 Sheana Way	5151 Corporate Drive	PARCEL 412
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48098	
(CITY) (STATE) (ZIP)	(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, Melanie H. Ricks Ladd **and spouse, Joseph V. Ladd**

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

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. 92B on the Plan of Zone Lot Division of Lot 81 Chelsea of Priest Lake, Sec. 2A and Lot 92 Chelsea of Priest Lake Sec. 2B, of record in Book 6250, Pages 423-440 and as amended in Book 6250, Page 944, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie H. Ricks by Warranty Deed from Holly R. Bishop, now Mayo and husband, Christopher R. Mayo of record in Instrument No. 20010504-0046295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ZONE LOT DIVISION OF LOT 81, CHELSEA OF PRIEST LAKE, SECTION 2A AND LOT 92 CHELSEA OF PRIEST LAKE SEC. 2B OF RECORD IN PLAT BOOK 6250, PAGES 423-440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6250, PAGE 944, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2907 Sheana Way, Antioch, TN 37013
(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 my hand this 14th day of November 2003

Melanie H. Ricks Ladd

Melanie H. Ricks Ladd

Joseph V. Ladd

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 Melanie H. Ricks Ladd and spouse, Joseph V. Ladd

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 _____, Tennessee, this 14th day of November, 2003.

Commission expires March 25, 2006

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE My Commission Expires MAR. 25, 2006

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 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 _____, _____.

My commission expires _____

Notary Public