Davidson County DEEDWARR
Recvd: 02/09/04 11:11 2pgs
Fees:13.00 Taxes:501.35

20040209-0015285

Realty Title 06
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Affiant

ROBBIN TEASLEY NOTARY PUBLIC AT ARGE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 6th day of February, 2004.

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Michelle Harris	ABN Amro Mortgage Group, Inc.	087-01-01A
3612 Caledon Court	2600 W. Big Beaver Road	143.00CO
Hermitage TN	Troy, MI 48084	

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, James F. Rottmund and wife, Patricia L. Rottmund, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura Michelle Harris, hereinafter called the Grantee, her 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 Lot No.70 on the Plan of Chesney Glen Section 4, of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James F. Rottmund and wife, Patricia L. Rottmund by deed from Beazer Homes Corp., d/b/a Phillips Builders, dated 7/28/00, of record in Instrument No. 20000803-0076949, Register's Office for Davidson County, Tennessee.

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 3612 Caledon Court, Hermitage, TN

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 6th day of February, 2004.

James F. Rottmund

Patricia L. Rottmund

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Rottmund and Patricia L. Rottmund, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 6th day of February, 2004.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.