This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040115

Davidson County DEEDWARR
Recvd: 05/13/04 10:17 2pgs
Fees:13.00 Taxes:307.88
20040513-0055750

**Send Tax Bills To:**
American Mortgage Network
P.O. Box 85402
San Diego, CA 92186

**New Owner is:**
200 Cedarwood Lane
Madison, TN 37115

MAP: 43-02-0-A
PARCEL: 200.00CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Smith and Marguerite Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Margaret Thorton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 200 on the Plan of a Resubdivision of a portion of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description

Being the same property conveyed to Charles Smith and wife, Marguerite Smith by Warranty Deed from Bobby D. Stillwell and wife, Sue Ann Stillwell dated 07/15/94, recorded 07/22/94, in Book 9414, page 661, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of April, 2004.

GRANTOR:

Charles Smith

**Charles Smith**

Marguerite Smith

**Marguerite Smith**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Smith and Marguerite Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of April, 2004.

Heather M. Moore

Notary Public

My Commission Expires: 9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $83,211.00.

Melissa L. Sanders

Affiant

**SWORN TO** and subscribed before me this 21 day of April, 2004.

Heather M. Moore

NOTARY PUBLIC

My commission expires:

9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007