Davidson County DEEDWARR
Recvd: 05/25/04 15:20 2pgs
Fees:13.00 Taxes:480.63

20040525-0061493

WARRANTY DEED

B-GMAC-04-0761

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 26, 2005

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Campbell	Washtenaw Mortgage Company	
761 Tulip Grove Road #1601	(NAME) 3767 Ranchero Drive	75-12-C-3 CO
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOAN E. EVRARD, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOE M. CAMPBELL, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1601 on the Plan of the Resubdivision of Phase One, Brookwide Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan E. Evrard, a single person, by Deed dated December 21, 2000 and filed for record on January 30, 2001 in Instrument Number 20010130-0008967, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 11653, Page 248, in the Register's Office for Davidson, Tennessee.

Restrictive Convenants of record in Deed Book 11653, Page 251, Instrument Numbers 20000718-0070532 and 20010212-0013362, Register's Office of said County.

By-Laws filed of record in Book 11653, Page 273, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 761 Tulip Grove Road #1601, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of May, 2004.

Joan E. Evrard by Bonnie Meade atty in fact
Joan E. Evrard

STATE OF Tennessee
COUNTY OF Davidson

Before me, John Gleaves the undersigned, a Notary Public in and for said County and State, personally appeared Bonnie Meale, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joan E. Evrard and acknowledged that he/she executed the same as the free act and deed of the said Joan E. Evrard.

Witness my hand and official seal at

_____

on this the 24th day of May, 2004.

_____

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903