PICK-UP

BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,000.00**
Davidson County DEEDWARR Recvd: 06/09/04 13:42 2pgs Fees:13.00 Taxes:1050.80 20040609-0068322	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF **JUNE, 2004.** Notary Public MY COMMISSION EXPIRES: **September 22, 2007.** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. SEXTON, ET UX	**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**	**128-10-A-23CO**
(NAME) **8016 PINE FOREST DRIVE**	(NAME) **711 HIGH STREET**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **DES MOINES, IA 50392**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, ROB WEATHERFORD AND WIFE, KAREN WEATHERFORD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. SEXTON AND WIFE, AMANDA ROBINSON SEXTON,** 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. 57 on the Plan of Section One, Pine Forest, of record in Plat Book 9700, page 712 and 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rob Weatherford and wife, Karen Weatherford from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by deed of record in Instrument Number 20000920-0093649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 9700, page 712 and 713, said Register's Office, declaration of covenants, conditions, restrictions and easements of record in Book 11072, page 248, and Book 11515, page 987, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **8016 PINE FOREST DRIVE, NASHVILLE, TN 37221**
(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 assigns forever; and we do covenant with the said GRANTEES that we am 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 our hands this 9th day of June, 2004.

ROB WEATHERFORD

KAREN WEATHERFORD

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 **ROB WEATHERFORD AND KAREN WEATHERFORD,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2004.

Commission expires: **September 22, 2007**

Lee A. Cohen
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN