THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/16/04 09:32 2pgs
Fees:13.00 Taxes:950.90
20040616-0070974

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00
Kim Wiggins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2004
Kim Wiggins
Notary Public
MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

NOTARY PUBLIC KIM WIGGINS DAVIDSON COUNTY TENNESSEE AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR
Renee N. Read (NAME)	Guaranty Residential Lending, Inc (NAME)	116-13A
6026 Sedberry Road #35B (ADDRESS)	1300 S. Mopac Expressway (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Austin, TX 78746-6947 (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, Carolyn F. Langford, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee N. Read

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:

A condominium apartment in Davidson County, Tennessee, being Building Site No. 35-B of Condominium Plat of Lots 35-36 of Harding Park, Section 2, Lots 35-38, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, page 15, Register's Office to said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant, undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Carolyn F. Fiser, unmarried, by Warranty Deed from Patricia P. Derryberry, unmarried, of record in Book 10107, page 93, Register's Office for Davidson County, Tennessee. The said Carolyn F. Fiser is now known as Carolyn Fay Langford pursuant to the Agreed Order No. 9614, entered in The Chancery Court for Dickson County, Tennessee in Book 48, pages 148-154.

PICK-UP

unimproved ( )
This is improved (X) property, known as 6026 Sedberry Road #35B, Nashville, TN 37205
(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 7th day of June, 2004

Carolyn F. Langford
Carolyn F. Langford

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 Carolyn F. Langford, an unmarried person

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 Nashville, Tennessee, this 7th day of June, 2004.

Commission expires 1-26-08

Notary Public

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