Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 26 day of August 2004.

Notary Public
My commission expires: 7-29-08

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/07/04 14:31 2pgs
Fees:13.00 Taxes:603.10
20040907-0107860

Address of New Owner:	Send Tax Bills to:	Tax Information
Vicki J. Livingston	ABN AMRO Mortgage	173-11-0-A/55.00
2069 Standford Village Dr.	2600 W Big Beaver Rd	
Antioch, TN 37013-0000	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged M. Josh Noblitt and wife Jeannie H. Noblitt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Vicki Livingston an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the plan of Section Two Stanford Village of record in Instrument No. 200102260017614 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. Josh Noblitt and wife Jeannie H. Noblitt by deed from Beazer Homes Corp. of record in Instrument NO. 20010901-0095428 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Section Two Stanford Village of record in Instrument No. 200102260017614, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200002030011283 and amended in Instrument No. 200002280019107 and No. 200013190026310 and in any allied instruments(s) referred to in said restrictions. 5) Bylaws for Stanford Village Homeowners Association of record in Instrument No. 200002170016311 6) Charter for Stanford Village Homeowners Association of record in Instrument No. 200002170016310

This property is improved property known as 2069 Standford Village Dr., Antioch, Tennessee 37013-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of August, 2004.

M. Josh Noblitt

Jeannie H. Noblitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Josh Noblitt and Jeannie H. Noblitt, 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 Brentwood, Tennessee, this 26th day of August, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04545

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE