Davidson County DEEDWARR
Recvd: 10/04/04 11:20 2pgs
Fees:13.00 Taxes:462.13

20041004-0119128

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Angela M. Burum	Decision One Mtg Co.	Map 176-5-A
5341 Sunnyvale Drive	6060 JA Jones Dr, St100	Parcel 70 CO
Antioch, TN 37013	Charlotte, NC 28287	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kreis Wetherington, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Angela M. Burum, and Reginald E. Whittemore, both unmarried, as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 301, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885-887, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kreis Wetherington, unmarried by warranty deed from Holigan Investments, Inc. of record in Book 10617, page 156, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions of record in Book 7857, page 94, re-recorded in Book 7876, page 75, Book 9678, page 187, Book 9764, page 44, Book 6900, page 509, Instrument Nos: 20001207-0120450, 20010614-0062709, 20011015-0111957, 20031010-0150800 and by quitclaim deed for "open space" of record in Book 9786, page 923, said Register's Office.
3. Charter and By-Laws of record in Book 9680, page 319, Book 7932, page 648, Book 9616, page 477, Book 9764, page 44, Book 9616, page 470, and in Book 9678, page 213, said Register's Office.
4. HOA Architectural Review Committee of record in Instrument No. 20010614-0062710, said Register's Office.
5. All matters appearing of record in Plat Book 6900, pages 885-887, said Register's Office.

This is improved property commonly known as **5341 Sunnyvale Drive, Antioch, TN 37013.**

KV

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 2004.

Notary public

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of September, 2004.

KREIS WETHERINGTON

[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 **Kreis Wetherington**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 24th day of September, 2004

My Commission Expires MAR. 31, 2007

Notary Public

My Commission Expires:_____