WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/04 13:56 2pgs
Fees:13.00 Taxes:354.42

20041019-0125656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,790.00

Vanessa J Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF October 2004

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072
My Commission Expires SEPT 22, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa J. Hale	CitiMortgage, Inc.	MAP 149-11
(NAME)	(NAME)	
1320 Rice Hill Circle	100 Galleria Officentre Ste 300	GROUP A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Southfield, MI 48034-8409	PARCEL 090.00 CO
(CITY) (STATE) (ZIP)	(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, Maria Wooten and Bryan Wooten, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa J. Hale, unmarried

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. 90 on the Plan of Rice Hill, Phase 3, as of record in Book 6900, Page 292, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Maria Wooten, Married, by Warranty Deed dated February 28th, 1996, from Terry R. Burton and wife, Renee J. Burton of record in Book 9967, page 41, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Bryan Wooten joins in this conveyance to convey all of his right title and interest in and to subject property, marital or otherwise.

Bill Wooten executed on behalf of Maria Wooten and Bryan Wooten, pursuant to the Specific Power of Attorney of record at Instrument No. *
Register's Office for Davidson County, TN

* 20041019-0125655

unimproved ( )
This is improved (X) property, known as 1320 Rice Hill Circle, Antioch, TN 37013
(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 our hand s this 14th day of October, 2004

Maria Wooten
By: Maria Wooten by Bill Wooten
Bill Wooten, Attorney-in-fact

Bryan Wooten
By: Bryan Wooten by Bill Wooten
Bill Wooten, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2004, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Bill Wooten** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Monica Wooten and Bryan Wooten** as their attorney in fact, being authorized to do so, and acknowledged that he executed the same as the free act and deed of the said **Monica Wooten** and the said **Bryan Wooten.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th, day of October, 2004.

Commission Expires: 09-22-07

DANIEL L. WISCHKOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 22, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,

_____, a Notary Public in and for said County and State, the within named _____

_____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, Tennessee, this _____ day of _____.

Commission Expires: _____

_____
Notary Public
