THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

Davidson County DEEDWARR
Recvd: 11/10/04 11:33 3pgs
Fees:18.00 Taxes:551.46
20041110-0135586

WARRANTY DEED

THIS INDENTURE, made this 28 day of October, 2004 between **PHILLIP C. HALTON, UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and

Joyce Abernathy
of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP C. HALSTON, UNMARRIED, BY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, FORMERLY KNOWN AS PHILLIPS BUILDERS, INC. OF RECORD IN INSTRUMENT NO. 20020605-0068381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP 164-9 PARCEL 24

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2004 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Phillip C. Halton
PHILLIP C. HALTON

STATE OF Michigan
COUNTY OF Berrien

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PHILLIP C. HALTON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2004.

Ruth A. Ludlow
Notary Public

My commission expires: 07-03-2006 Printed name: RUTH A. LUDLOW
(NOTARY SEAL)
NOTARY PUBLIC, BERRIEN COUNTY, MI
My Commission Expires 07/03/2006

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Joyce Abernathy (NEW OWNER)
3501 Longhaven Crossing
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
JOYCE ABERNATHY
3501 LONGHAVEN CROSSING
ANTIOCH, TN 37013

CLT# Map 164-9 Parcel 24

STATE OF TENNESSEE, DAVIDSON COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 149,042.00. Joyce Abernathy (AFFIANT)

Subscribed and sworn to before me, this 28th day of October, 2004

My commission expires JANUARY 26, 2008 Notary Public Printed Name DENISE E. COLE

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Exhibit A
Deed of Trust

Legal Description

The land referred to in this Deed of Trust is as follows:

Land in Davidson County, Tennessee, being Lot 304, Asheford Crossing, Section Five first amended Lots 302, 303, 304 and 305 of record in Plat Instrument No. 20010917-0100408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to PHILLIP C. HALTON, UNMARRIED, by deed of record as Instrument No. 20020605-0068381, said Register's Office.