This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040674

Davidson County DEEDWARR
Recvd: 01/03/05 15:08 2 pgs
Fees:13.00 Taxes:493.95
20050103-0000719

Send Tax Bills To:
ABN AMRO Mortgage Group, Inc.
1201 E. Lincoln
Madison Heights, MI 48071

New Owner is:
Patricia Louse Devine
3405 Anderson Road, Unit #122
Antioch, TN 37013

MAP: 136-15A
PARCEL: 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James E. Epps , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patricia ~~Louse~~ Louise Devine, unmarried** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plan of Watercrest Townhomes Phase 1, of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James E. Epps, unmarried by Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership dated 9/30/99, recorded 10/1/99, in Book 11685, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of December, 2004.

GRANTOR:

James E. Epps

James E. Epps

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James E. Epps, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of December, 2004.

NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Commission Expires November 21, 2008

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

Affiant

SWORN TO and subscribed before me this 27 day of December, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Commission Expires November 21, 2008

My commission expires:

_____