WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/05 12:12 2 pgs
Fees:13.00 Taxes:473.60
20050718-0083101

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2005.

NOTARY PUBLIC LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 2, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Marie Fox	ABN Amro Mtg Group	Map 119-11-0
(NAME)	(NAME)	
2614 Mashburn Rd	2600 W. Big Beaver Rd	parcel 016
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Troy, MI 48084	
(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, RICHARD H. HALL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN-MARIE FOX, 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:

The following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Laurel Acres, as of record in Book 2133, pge 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Hall Guffee by warranty deed of Mortgage Electronic Registration Systems, Inc. of record in Instrument Number 20041129-0141629, Register's Office of Davidson County, Tennessee. Quitclaim Deed conveyed to Richard H. Hall by Barbara Hall Guffee of record in Instrument Number 20041129-0141630, Register's Office of Davidson County, Tennessee.

Subject to: 2005 Taxes have been prorated, with Grantees assuming payment thereof when said become due and payable; Restrictive covenants of record in Book 2150, page 53, Register's Office of Davidson County, Tennessee; and Subject to all matters appearing of record in Book 2133, page 48, Register's Office of Davidson County, Tennessee.

This property is not now nor has it ever been the Grantor's primary residence.

unimproved
This is improved X property, known as 2614 Mashburn Road, Nashville, TN 37210
(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 my hand this 12 day of July 2005.

Richard H. Hall

By: Barbara Landis Guffee, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Barbara Landis Guffee, Attorney-in-Fact, for Richard H. Hall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Richard H. Hall, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20020813-0097897, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 12th day of July, 2005.

Commission expires: 1-25-06

Notary Public

NIE D. HARRIS NOTARY PUBLIC AT LARGE My Commission Exp. Jan. 25, 2006 WILLIAMSON CO., TENNESSEE