4-399

RETURN TO: TENNESSEE TITLE & TRUST, INC., 181 EAST MAIN STREET, SUITE 8
HENDERSONVILLE, TN 37075

MAP 141-07-0-B, PARCEL 023
FIELD BOOK #09D-81746

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00 .

Affiant

Subscribed and sworn to before me this the 3rd day of February, 1994.

My Commission Expires: 12/8/96 ~~9/16/95~~

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
5115 Maryland Way, 2nd Floor, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: |
|---|---|
| JENNIFER E. PIERCE | CENTURY MORTGAGE CORP. |
| (Name) | (Name) |
| 7028 Somerset Farms Drive | Two International Drive |
| (Street Address) | (Street Address) |
| Nashville, TN 37221 | Nashville, TN 37217 |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# W A R R A N T Y  D E E D

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, COLEY DAVIS ASSOCIATES, INC., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto JENNIFER E. PIERCE, an unmarried person, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Coley Davis Associates, Inc., a Tennessee corporation, by Quitclaim Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 8717, Page 350, Register's Office for Davidson County, Tennessee.

This is improved property, known as 7028 Somerset Farms Drive, Nashville, Tennessee 37221.

**THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Somerset Farms, Section One; and including the requirement that all owners of lots in Somerset Farms, Section One, to be members of the Somerset Farms Homeowners' Association, Inc., subject to assessment for the payment of costs

incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in the Declaration of Covenants, Conditions and Restrictions applicable to the Plan of Somerset Farms, of record in Book 8556, Page 11, Register's Office for Davidson County, Tennessee, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Somerset Farms, Section One, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Somerset Farms) is vested in Somerset Farms Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 9101, Page 667, said Register's Office.

5. By-Laws of the said Association, of record in Book 8556, Page 25, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind theirselves, their heirs and/or assigns, 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.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be affixed hereto on this the 3rd day of February, 1994.

17402

IDENTIF. & REFERENCE

94 FEB 14 AM 9:38

FEE/A DAVIDSON COUNTY, TN

**COLEY DAVIS ASSOCIATES, INC.,**
**A TENNESSEE CORPORATION**

BY: Geo. Gianikas, President
**GEORGE GIANIKAS, President**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GEORGE GIANIKAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **COLEY DAVIS ASSOCIATES, INC.**, a Tennessee corporation, the bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

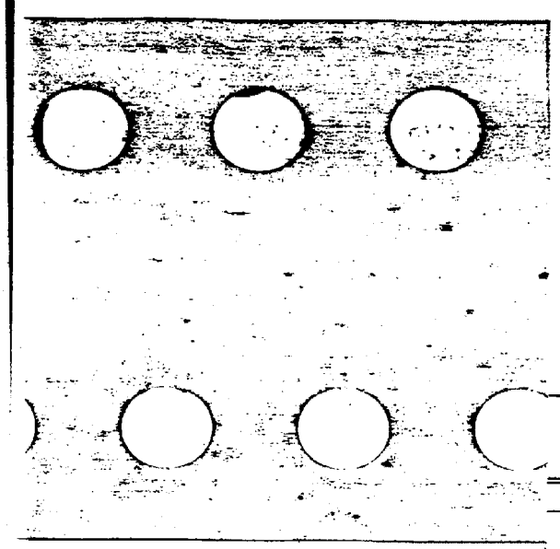
Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of February, 1994.

REGISTER'S OFFICE 014 010 RECEIPT 351.25

My Commission Expires: ~~9/16/95~~ 12/8/96

Notary Public

\WP51\KG\COLEYDAVIS.PUD



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

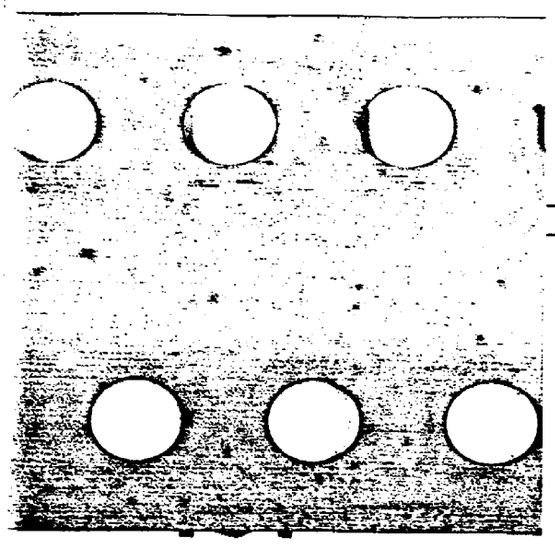
FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 92500.00 |
| | | | | CON TX 342.25 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 351.25 |
| | | | | CHECK 351.25 |
| 02/14/94 | 01 | | | 09:58 0001 5201 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



17402
IDENTIF. # REFERENCE

94 FEB 14 AM 9:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 756137