WARRANTY DEED



Instr:200003060022254 Page: 1 OF 2
REC'D FOR REC 03/06/2000 2:39:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean ~~Asbury~~ Asberry (NAME)	Same as owner (NAME)	176-2-80
5300 Flagstone Drive (ADDRESS)	(ADDRESS)	02d-78668
Antioch, TN 37013 (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, A. W. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Asberry, 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:

Being all of Lot No. 292, on the Plan of Section 19, Peppertree Forest, as shown on survey and plat of same appearing of record in Plat Book 7900, page 783, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to A. W. Duke, by deed from William H. Bohrmann, Jr. and wife, Amy P. Borhmann, as shown of record in Deed Book 11331, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Deed Book 7982, page 736; Deed Book 8757, page 607; and Deed Book 8757, page 623, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This property is not, nor ever was the primary residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 5300 Flagstone Drive, 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 my hand this 28th day of February, 2000

A. W. Duke

A. W. Duke

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. W. Duke

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 28th day of February, 2000

Commission expires _____

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public