Davidson County DEEDWARR
Recvd: 03/05/01 10:08 2pgs
Fees:11.00 Taxes:962.00

20010305-0020242

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon & Carolyn Hazelip 407 Rolling Mill Road Old Hickory, TN 37138	Home Mortgage, Inc. 305 Turnberry Circle Brentwood, TN 37027	Map 64-02 Parcel 72

For and in 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,

Maxie O. Patton, Trustee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jon Hazelip and wife, Carolyn Hazelip

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PARCEL OF LAND OR EASEMENT DESIGNATED AS "RESERVED FOR DRAINAGE" AND LOCATED BETWEEN LOTS NOS. 212 AND 213 ON THE PLAN OF BRANDYWINE FARMS, SECTION 12, OF RECORD IN BOOK 5190, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PARCEL OR EASEMENT FRONTS 359.42 FEET ON THE NORTHERLY SIDE OF ROLLING MILLL ROAD, AND EXTENDS BACK 285.45 FEET ON THE WESTERLY LINE AND 283.49 FEET ON THE EASTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 269.74 FEET.

BEING THE SAME PROPERTY CONVEYED TO MAXIE O. PATTON, TRUSTEE, BY DEED FROM BEAUNA TIDWELL AND HUSBAND, GLEN E. TIDWELL, DATED DECEMBER 31, 1998, AND OF RECORD IN BOOK 11290, PAGE 355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5190, Page 576, Register's Office for Davidson County, Tennessee, including but not limited to a 10 foot easement for utilities purposes along the front and rear of said lot, a 10 foot easement for drainage purposes along the rear of said lot, and a utility anchor easement over the southeast 2½' X 25' of said lot.
3) Property is subject to an easement for septic system granted to Beauna Tidwell of record in Book 10831, Page 186, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 4728, Page 568, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 407 Rolling Mill Road, Old Hickory, TN 37138
(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(s) this 28th day of February, 2001.

Maxie O. Patton, Trustee
Maxie O. Patton, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie O. Patton, Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076