Davidson County DEEDWARR
Recvd: 08/06/01 17:36 2pgs
Fees:13.00 Taxes:264.18

20010806-0084204

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$71,400.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|31st DAY OF July, 2001.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (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
George P. & Jenny M. Zervas 3101 North Waterford Court Mt. Juliet, TN 37122	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map 87.13 Parcel 41

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,

Glendo Grider, Jr. and wife, Laurel P. Grider

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

George P. Zervas and wife, Jenny M. Zervas

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 LOT NO. 172, ON THE PLAN OF VALLEY GROVE SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 5200, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GLENDO GRIDER, JR., A MARRIED PERSON, BY DEED FROM MICHAEL A. WINDUS AND WIFE, BARBARA S. WINDUS, DATED MARCH 29, 1996 AND OF RECORD IN BOOK 10007, PAGE 381, 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 5200, Page 489, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front of said lot, a 10 foot utilities and drainage easement along the rear and east side of said lot, and a utility anchor easement over the northeast 2½'x25' of said lot.
3) Property is subject to Restrictive Covenants contained in Book 6011, Page 300, and amended in Book 6096, Page 283, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 905 & 907 Brooke Valley Court, Hermitage, Tn 37076
(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 our hand(s) this 31st day of July, 2001.

Glendo Grider, Jr.

Laurel P. Grider

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Glendo Grider, Jr. and wife, Laurel P. Grider, 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 31st day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

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