Davidson County DEEDWARR
Recvd: 08/24/01 10:18 3pgs
Fees:18.00 Taxes:658.60
20010824-0091553

STATUTORY DECLARATIONS

This property is identified in the Tax Assessor's Office of Davidson County, Tennessee as TAX MAP 108, GROUP 12-0-B, PARCEL 74.

This instrument was prepared by **ANTHONY L. SANDERS**, Attorney at Law, 129 North Court Square, P.O. Box 390, Waverly, TN 37185. This document was prepared upon information supplied by bargainor(s) and no title search was requested or performed by the Preparer. Preparer is not closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

The name and address of the new owner is: **CURTIS W. FLANSBURG**, P.O. Box 8445, Hermitage, TN 37076.

Tax statements should be sent to: _____
CTX Mortgage Company
PO Box 199000, Dallas, TX 75219-9000.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $178,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me on this the 20th day of August, 2001.

Register or Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand by **CURTIS W. FLANSBURG** and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **CHRISTIE E. LUMLEY**, married, have bargained and sold and by these presents do transfer and convey unto **CURTIS W. FLANSBURG**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 53, on the Plan of Harborview Phase I-A, Section 2, of record in Book 6900, pages 756-758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, and Seventh Amendment of record in Book 8297, page 380, said Register's Office.

BEING the same property conveyed to Christie E. Lumley, and wife, Ruby V. Lumley, by deed from Frank Batson Homes, Inc. of record in Book 8640, page 244, Register's Office for Davidson County, Tennessee. Ruby V. Lumley now being deceased, having died on March 29, 2000. Reka Drake-Lumley joins in this conveyance to relinquish her rights, if any, in and to the property herein described by virtue of marriage to Christie E. Lumley, and makes no warranties whatsoever.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **CURTIS W. FLANSBURG**, his heirs and assigns, forever.

And I do hereby covenant with the said **CURTIS W. FLANSBURG** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it; and the same is unencumbered.

And I do hereby further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said land to the said **CURTIS W. FLANSBURG**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the ~~16th~~ 20th day of August, 2001.

Christie E. Lumley
Christie E. Lumley

Reka Drake-Lumley
Reka Drake-Lumley

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named, **Christie E. Lumley and wife, Reka Drake-Lumley**, to me personally known (or proven on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this the ~~16th~~ 20th day of August, 2001.

Notary Public

My Commission Expires:
3-30-03

JUDY A. LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.