Return to: Middle TN Escrow
120 Anderson Lane
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/29/01 14:06 3pgs
Fees:18.00 Taxes:548.53
20010829-0093821

THIS INSTRUMENT PREPARED BY:
T. Holland McKinnie
McKinnie & Moore, PLC
P.O. Box 129
Franklin, Tennessee 37065

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Greg McMeil
1432 Aaronwood Drive
Old Hickory, Tennessee 37138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Chadwick W. Slagle and wife, Christine D. Slagle, have this day bargained and sold and by these presents transfer and convey all of our right, title and interest unto Greg McNeil and Alisha Ayers, Joint Tenants with right of survivorship their ~~xxx~~ his heirs and assigns, forever, in and to the following described real estate situated in Davidson County, Tennessee, to wit:

Being Lot No. 295 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 444, 551 and 552 and Certificate of Correction of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

This conveyance is subject to: restrictive covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8181, Page 112 and Book 8336, Page 393, Register's Office of Davidson County, Tennessee.

Warranty Deed of Flowage Easement Chitwood Downs to U.S.A. Flood Cheatham Lock and Dam Project of record in Deed Book 2247, Page 75, Register's Office for said county.

Easement to C. Hooper Development Co. of record in Deed Book 7460, Page 930, and Deed Book 7489, Page 515, Register's Office for said county.

Easement for Public Utilities of record in Deed Book 8007, Page 235, Register's Office for said county.

Agreement for Dedication of Easement and Public Utilities of record in Deed Book 8657, Page 179, Register's Office for said county.

Easement to Fox Ridge Homes, Inc. for ingress and egress of record in Deed Book 8739, Page 991, Register's Office for said county.

Quitclaim Deed from Barclays to Hampton Park Home Owners Association for Open Space and Flood Plan of record in Deed Book 8207, Page 276.

Deed from Home Owners Association to John and Judith Butler of record in Deed Book 8951, Page 797, Register's Office for said county.

It being the same real property conveyed to Chadwick W. Slagle and wife, Christine D. Slagle, as found of record in Book 10633, Page 81, Register's

Office of Davidson County, Tennessee. Christine D. Slagle is executing this warranty deed on behalf of Chadwick W. Slagle as his duly appointed attorney-in-fact, said appointment which is found of record in Instrument number *, Register's Office of Davidson County, Tennessee.

Map 063-16-0-B, Parcel 213.00 * 20010829-0093820

TO HAVE AND TO HOLD the said land, together with all improvements thereon and all appurtenances thereunto belonging unto Greg McNeil and Alisha Ayers Joint Tenants with right of survivorship, and their heirs and assigns, forever.

And the Grantors do covenant with the said Grantee, and his heirs and assigns, that they are lawfully seized and possessed of said land; that they have a good and lawful right to sell and convey the same; and that it is free from any lien or encumbrance whatsoever.

The Grantors do further covenant and bind themselves and their heirs and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures on this the 14 day of August, 2001.

Chadwick W. Slagle
by Christine D. Slagle, AIF

CHADWICK W. SLAGLE
By: Christine D. Slagle, attorney-in-fact
as appointed in instrument of record in
Instrument number *, Register's
Office of Davidson County, Tennessee
* 20010829-0093820

Christine D. Slagle
CHRISTINE D. SLAGLE

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public, in for and said County and State the within named Christine D. Slagle, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee on this the 14th day of August, 2001.

Melissa D. Rogers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 3/15/05.

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public, in for and said County and State the within named Christine D. Slagle, with whom I am personally acquinted, or proved to me on the basis of satisfactory evidence, and who executed the foregoing Warranty Deed on behalf of Chadwick W. Slagle, and acknowledged that he executed the same as the free act and deed of Chadwick W. Slagle.

Witness my hand and official seal at Hendersonville, Tennessee on this the 14th day of August, 2001.

Melissa D. Rogers
NOTARY PUBLIC

My Commission Expires: 3/15/05

STATE OF TENNESSEE)
COUNTY OF Sumner)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $148,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X
Affiant

Sworn to and subscribed before me this 14th day of August, 2001.

Melissa D. Rogers
NOTARY PUBLIC
My Com. Exp.: 3/15/05.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO THE TITLE OF THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER AND THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION FURNISHED.