WARRANTY DEED

HEATHER L. POWELL
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Julie Ann Kenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2001

Heather L Powell
Notary Public

MY COMMISSION EXPIRES: August 22, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cameron Escrow, LLC, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Ann Kenney (NAME)	Guaranty Trust Company (NAME)	165-13A-86
4400 Stoneview Drive (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Valarie A. Eubank and husband, John Eubank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Ann Kenney, 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:

Land in Davidson County, Tennessee, being all of Lot No. 502 on the Plan of Peppertree Forest, Section 8, P.U.D., of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Valarie A. Barnes, unmarried by deed of record in Deed Book 9402, Page 29, Register's Office for said County. The said Valarie A. Barnes has since married and is now known as Valarie A. Eubank.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8757, Page 607 and in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9293, Page 86, Book 9455, Page 801, Book 9664, Page 162, Book 9036, Page 719, Book 8983, Page 772, Book 8983, Page 767, Book 8911, Page 265, Book 8678, Page 514, Book 8678, Page 509, Book 8531, Page 496, Book 8491, Page 559, Book 8367, Page 501, Book 8294, Page 159 and in Book 7982, Page 736, Register's Office for said County.

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

John Eubank executes this document, with the consent of the grantor spouse,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4400 Stoneview Drive, Antioch, Tennessee 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 our hand s this 31st day of August, 2001

X Valarie A Eubank
Valarie A. Eubank

X John Eubank
John Eubank

Davidson County DEEDWARR
Recvd: 09/25/01 12:01 2pgs
Fees:13.00 Taxes:388.13

20010925-0103534

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 Valarie A. Eubank and husband, John Eubank

the bargainor s, with whom I am personally acquainted or proved to me 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 Murfreesboro, Tennessee, this 31st day of August, 2001

Commission expires August 22, 2004

NOTARY HEATHER L. POWELL PUBLIC AT LARGE RUTHERFORD COUNTY TN

Notary Public

LEGAL DESCRIPTION CONTINUATION

for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.