This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Charles H. Weathers
512 Eversholt Ct.
Antioch, Tennessee 37013

MORTGAGEE:

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Davidson County DEEDWARR
Recvd: 01/24/02 16:59 2pgs
Fees:13.00 Taxes:377.40
20020124-0010359

SEND TAX BILL TO:
Owner

MAP **149**
GROUP **010 B**
PARCEL **28.00.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy Forkum** hereinafter called the GRANTOR, has bargained and sold, and by these presents, transfer and convey unto **Charles H. Weathers, a single man, and Deborah F. Honeycutt, a single woman**, hereinafter called the GRANTEES , their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 309, on the Plan of Phase III, Piccadilly Square, a Planned Unit Development, of record in Plat Book 6250, page 892, 893, and 894, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description . There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PICCADILLY SQUARE, as said areas are set forth and defined in Restrictions of record in Book 6236, Page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, and 602; Book 6300, pages 423, 431, 439, and 409, re-recorded in Book 6306, pages 833 and Book 6496, pages 100, 107, and 114; and Book 6518, pages 184 and 190, clarified in Book 6830, pages 739; and Charter of record in Book 7288, page 963; Register's Office for Davidson County, Tennessee to which reference is hereby made for more particulars.

Being the same property conveyed to Roy Forkum by deed from Secretary of Housing and Urban Development dated December 18, 2001, of record in Instrument No. 20020110-0004069, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Eversholt Ct., Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1 Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2 Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3 Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6250, page 892, 893, and 894, said Register's Office.

4 Subject to restrictive covenants contained in an instrument of record in Book 6236, Page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, and 602; Book 6300, pages 423, 431, 439, and 409, re-recorded in Book 6306, pages 833 and Book 6496, pages 100, 107, and 114; and Book 6518, pages 184 and 190, clarified in Book 6830, pages 739; and Charter of record in Book 7288, page 963; Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

6. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

7. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

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 GRANTOR does covenant with the said GRANTEES that he lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his 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.

WITNESS my hand this the 18th day of December, 2001.

Roy Forkum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roy Forkum**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON My Commission Expires June 28, 2004

The actual value or consideration, whichever is greater, for this transfer is $102,000.00

Charles H. Weathers
AFFIANT

Subscribed and sworn to before me on this 17th day of December, 2001

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires June 28, 2004