Davidson County DEEDWARR
Recvd: 01/28/02 10:15 2pgs
Fees:13.00 Taxes:333.00

20020128-0011407

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$ 90,000.00

Scott W. Humphrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2002

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: 08/22/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott W. Humphrey and Carole L. Humphrey	~~SunTrust Mortgage Inc.~~ Scott W. Humphrey C/O Don Ellis	Map: 124-132
(NAME) 3044 Palomino Place	(NAME) 3013 Palomino Place ~~P.O. Box 57028~~	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN 37076 ~~Nashville, TN 37207-7028~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES S. COMBS, III AND WIFE, KARLA L. COMBS, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto SCOTT W. HUMPHREY AND CAROLE L. HUMPHREY, hereinafter called the GRANTEE(S), 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 described as follows:

BEGINNING at an iron rod situated in the southerly margin of Palomino Drive, said point being the northeast corner of Tract 1, Bridle Path Subdivision, Section Six, said point being the northwest corner of the herein described tract;

Thence along said road, along a curve to the right, having a central angle of 34 degrees 31 minutes 55 seconds, a radius of 25.00 feet, a tangent of 7.77 feet, a length of 15.07 feet, and having a chord which bears S 51 degrees 21 minutes 54 seconds, a distance of 14.84 feet to an iron rod;

Thence along said road, along a curve to the left, having a central angle of 108 degrees 11 minutes 23 seconds, a radius of 50.00 feet, a tangent of 69.06 feet, a length of 94.41 feet and having a chord which bears S 88 degrees 11 minutes 39 seconds E, a distance of 81.00 feet to an iron rod;

Thence leaving said road S 82 degrees 17 minutes 20 seconds E, a distance of 307.56 feet to an iron rod;

Thence S 07 degrees 40 minutes 40 seconds W, a distance of 561.14 feet to an iron rod in the northerly line of the property conveyed to James and Karen Gafford of record in Deed Book 9475, page 895, Register's Office of Davidson County, Tennessee;

Thence with Gafford's northerly line, N 82 degrees 22 minutes 09 seconds W, a distance of 400.86 feet to an iron rod;

Thence leaving said Gafford's line, N 07 degrees 42 minutes 40 seconds E, a distance of 560.99 feet to the point of beginning and containing 5.131 acres, more or less.

Being the same property conveyed to Charles S. Combs, III and wife, Karla L. Combs by Warranty Deed of record in Instrument No. 20010925-0103698, Register's Office of Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:
Agreement to building setback lines of record in Book 11265, page 62 and, any and all other matters of record in the Register's Office of Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as 3044 Palomino Place, 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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 24th day of January, 2002.

Charles S. Combs III by Karla L. Combs

Charles S. Combs, III By: Attorney-in-Fact

Karla L. Combs

Karla L. Combs

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Karla L. Combs who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

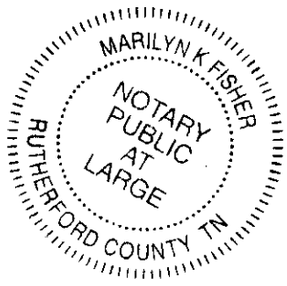
Witness my hand and official seal, this 24th day of January, 2002.

Marilyn K. Fisher

Notary Public Marilyn K. Fisher

My Commission Expires: 08/22/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna,TN37167

STATE OF TENNESSEE
COUTY OF DAVIDSON

On this 24th day of January, 2002, before me personally appeared Karla L. Combs, (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles S. Combs, III, and who upon his or her oath acknowledged that she executed the same as the free act and deed of the said Charles S. Combs, III, through Power of Attorney granted her of record in Instrument # 20020128-0011406, Register's Office for said County.

Marilyn K. Fisher

Notary Public

My Commission expires: August 22, 2004

