Mail box 24-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/02 11:01 2pgs
Fees:13.00 Taxes:99.90

20020129-0012183

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Larry Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Prater d/b/a Larry Prater (NAME)	Barry Prater Construction Co. (NAME)	MAP 151-09-A
3208 Throughbred Drive (ADDRESS)	3208 Throughbred Drive (ADDRESS)	PARCEL 81
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, John W. Fisher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Prater d/b/a Larry Prater Construction Company, a sole proprietorship

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:

BEING Lot No. 81, on the Plan of Long Hunter Chase, Phase I, Section II, a Residential Planned Unit Development, of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to June T. Smithson, unmarried, by deed from Barry Construction Company, a Tennessee corporation, of record in Instr. No. 20000628-0064278, Register's Office, Davidson County, Tennessee. June T. Smithson having married John W. Fisher, June T. Fisher Quitclaimed her interest to John W. Fisher of record in Book 20010806-0083399, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to 2002 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 9700, page 638; Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942, and By-Laws of record in Book 9430, Page 279; Charter of the Homeowners Association of record in Book 9433, page 953, said Register's Office. Subject to assessment of homeowners association fees, if any.

unimproved (X)
This is improved ( ) property, known as 6637 Ascot Drive, Antioch, TN 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 my hand this 28th day of January, 2002

John W. Fisher

John W. Fisher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Fisher

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January 2002.

Commission expires November 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public