Davidson County DEEDWARR
Recvd: 02/11/02 15:33 2pgs
Fees:13.00 Taxes:573.50

20020211-0018088

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. & Joyce S. Shrieve 909 Blackjack Court Hermitage, TN 37076	Equity Services, Inc. 553-D Pylon Drive Raleigh, NC 27606	Map 87.01 Parcel 18

For and in 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,

James M. Ferguson and wife, Amanda G. Ferguson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael D. Shrieve and wife, Joyce S. Shrieve

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. 92 ON THE PLAN OF NEW HOPE MEADOWS, PHASE II, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6900, PAGE 724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. FERGUSON AND WIFE, AMANDA G. FERGUSON, BY WARRANTY DEED FROM RICHARD BLANKENSHIP AND WIFE, DEBORAH L. BLANKENSHIP, WHICH IS DATED MARCH 27, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010329-0030214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 20' minimum building setback line along the rear of property; a 5' minimum building setback line along both sides of property; a 10' drainage easement along the rear of property; a 2½'X 25' utility anchor easement over the northwest corner of property; and a 10' storm drainage easement along the rear of said property.
3) Property is subject to Restrictive Covenants contained in Book 7557, Page 377, Book 7567, Page 103 and Book 7934, Page 377 Register's Office for Davidson County, Tennessee.
4) Property is subject to New Hope Meadows, a Planned Unit Development, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7557, Page 356, and re-recorded in Book 7567, Page 106, Register's Office for said County.
5) Property is subject to Articles of Incorporation for HOA in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 909 Blackjack Court, 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 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 January, 2002.

James M. Ferguson

Amanda G. Ferguson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James M. Ferguson and wife, Amanda G. Ferguson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076