Davidson County DEEDWARR
Recvd: 02/14/02 15:15 2pgs
Fees:13.00 Taxes:369.05
20020214-0019784

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WARRANTY DEED

This Indenture made this **28th** day of **January, 2002** between **Ole South Properties,Inc.,** , GRANTOR, and **Sandy Jay Diggs, an unmarried person** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the plan of Villages of Long Hunter, Phase 1, a PLANNED UNIT DEVELOPMENT of record in Instrument # 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Cason Lane Development Partners of record in Instrument No. 20011229-0144562 Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument No. 20010123006894 and 200002070012630, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowners Association of record in Instrument No. 200105310056383, Register's Office for Davidson County, Tennessee.

Subject to Charter for Homeowners Association of record in Instrument No. 200105310056381, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Instrument No. 200009060088271, 200009060088272, Book 1101, page 457, Book 1115, page 302, Book 8197, page 288, Book 8358, page 91, Book 8358, page 94, Book 9661, page 919, Book 2338, page 466, Book 4446, page 423, and Judgement of taking of record in Book 4535, page 351, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No. 200105310056382, Register's Office for Davidson County, Tennessee.

Improved property known as 7559 W. Winchester Drive Antioch, Tennessee 37013.

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 we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **January, 2002.**

Ole South Properties,Inc.

Special Agent 1-29-02

County of Davidson

State of Tennessee

Before me, ~~the~~ undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Case with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Special Agent of the Ole South Properties,Inc., and that he/she as such Special Agent executed the foregoing instrument for the purpose therein contained by signing the name of Ole South Properties,Inc. by him/her self as Special Agent. Witness my hand and official seal this 28th day of January, 2002

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $99744

Sandy Jay Diggs
Affiant

Subscribed and sworn before me this 28th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Sandy Jay Diggs
7559 W.Winchester Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Principal Residential Mortgage, Inc.
711 High Street
Des Moines, IA 50392

Map & Parcel Number:
Part of
Map 151 Group 00-0 Parcel 040