Davidson County DEEDWARR
Recvd: 03/05/02 09:30 2pgs
Fees:13.00 Taxes:523.11

20020305-0027250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,382.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy I. Vantrease and Daphne L. Vantrease	Bank of America, N.A.	Map: 86-3-A
(NAME) 412 Hunters Path Court	(NAME)	Parcel: 023.00
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DUDLEY K. BLANKENSHIP, UNMARRIED**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **TIMOTHY I. VANTREASE AND WIFE, DAPHNE L. VANTREASE**, 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 all of Lot No. 23 on the plan of A Planned Unit Development, Summit Run, Phase Two, according to plat thereof, recorded in Plat Book 9700, page 660, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dudley K. Blankenship, unmarried, by Warranty Deed of record in Book 11695, page 1, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 10326, page 683 and in Book 10378, page 251; Annexation in Book 11499, page 321; Easement to First Suburban Water Utility in Book 7325, page 994; Deed to Metro for Sewer in Book 10693, page 703; Boundary Plat for the Marguerite Wright Smith property in Book 5200, page 776; Boundary Plat of the Burris & Smith properties in Book 8250, page 524 as corrected in Book 10021, page 425; and, any and all matters as shown on plat of record in Plat Book 9700, page 660; all of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 412 Hunters Path 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 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 28th day of February, 2002.

Dudley K. Blankenship

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Dudley K. Blankenship, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2002.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087