Davidson County DEEDWARR
Recvd: 03/07/02 13:17 2pgs
Fees:13.00 Taxes:488.40

20020307-0028859

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Katherine A Stark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Canon, IV and Katherine A. Stark	SunTrust Mortgage Inc.	Map: 161-10A-26
(NAME) 5408 Village Way	(NAME) P.O. Box 57028	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Irvine, CA 92619-7028	
(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, BRIAN RANDALL THACKER AND WIFE, TARA REBECCA THACKER, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto CHARLES M. CANON, IV AND KATHERINE A. STARK, BOTH UNMARRIED hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian Randall Thacker and wife, Tara Rebecca Thacker by Warranty Deed of record in Book 10512, Page 826 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to all matters appearing on the plan of record in Book 5200, Page 613; restrictions of record in Book 6143, Page 11 and as amended in Book 6398, Page 495; Book 6852, Page 497 and in Book 7207, Page 251; dedication of common areas of record in Book 9718, Page 624; Agreement for transmission line of record in Book 5753, Page 913; Book 2338, Page 222; and in Book 2335, Page 221. Easement for sanitary sewers and/or storm drainage of record in Book 6334, page 980 and in Book 6730, Page 508; all of said Register's Office.

Survey dated May 30, 1997 made by John Kohl & Company, P.C. shows an encroachment of the concrete driveway on to the 5 foot underground electric and phone easement.

Unjmproved ( )
This is improved (x) property, known as 5408 Village Way, Nashville, TN 37211
(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 25th day of February, 2002.

Brian Randall Thacker

Tara Rebecca Thacker

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Brian Randall Thacker and wife, Tara Rebecca Thacker 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 25th day of February, 2002.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064