Davidson County DEEDWARR
Recvd: 04/29/02 14:44 2pgs
Fees:13.00 Taxes:405.63

20020429-0052345

FILE BOX 45

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 26th day of April 2002.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Wayne Faircloth	NEW OWNER	73-16-0-A/201.00
201 Cumberland Trace		
Nashville TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Virginia H. Miller hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wayne Faircloth and wife Erma G. Faircloth 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:

Land in Davidson County, Tennessee, being Unit No 201 on the plan of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, TN., to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Virginia H. Miller, by Quitclaim Deed from Emogene M. Knowles, of record, in Deed Book 8720, Page 776 and corrected in Book 8782, Page 616, Register's Office for said County. See also deed of record in Book 6265, Page 433, Register's Office for said County.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee 3) All matters appearing on Boundary Plat of record in Book 5200, Page 639, Register's Office for Davidson County 4) Easement of record as set forth in instrument recorded in Book 6118, Page 475 5) Sanitary Sewer Easement of record set forth in instrument recorded in Book 4373, Page 83 6) Easement for roadway as set forth in instrument recorded in Book 1878, Page 164, AND Book 2753, Page 60 7) Easement for the Cheatam Lock and Dam project of record as set forth in instrument recorded in Book 2203, Page 189, and Book 2231, Page 177 8) Subject to the flow of the Cumberland River 9) Water rights and line easement of record in Book 1126, Page 461 & Book 1422, Page 179 10) Easement for Ingress and Egress as set forth in instrument recorded in Book 4215, Page 423 11) Restrictions of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee

This property is improved property known as 201 Cumberland Trace, Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of April, 2002.

Virginia H. Miller

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 Virginia H. Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of April, 2002.

Notary Public

My Commission expires: 04/20/03