Davidson County DEEDWARR
Recvd: 05/01/02 10:53 2pgs
Fees:13.00 Taxes:453.25

20020501-0053431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00.

Bobbi-Lyn Ausburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbi-Lyn Ausburn	SUNTRUST BANK	Map: 87-1-A-38CO
(NAME) 4349 Chesney Glen Drive	(NAME) P. O. Box 305110/7th Floor	Parcel:
(ADDRESS) Hermitage TN 37027	(ADDRESS) Nashville, TN 37230-5110	
(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, JEREMY BRAZZELL AND WIFE HOPE D. PARISH BRAZZELL, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto BOBBI-LYN AUSBURN, UNMARRIED, 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. 89, SECTION 1B, CHESNEY GLEN, as shown by plat appearing of record in Book 9700, page 289, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeremy Brazzell, unmarried man and Hope D. Parish, an unmarried woman, by Warranty Deed of record in Book 11485, page 554, of said Register's Office. Hope D. Parish is now known as Hope D. Brazzell.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive covenants of record in Book 10278, page 279; Book 10449, page 215 and amended in Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674; Quitclaim Deed for common area and open space in Book 10420, page 356; boundary plat in Book 9700, page 215; charter for Homeowners Assoc. in Book 10290, page 256; storm water detention easement in Book 10357, page 915; any and all matters as shown on plat of record in Book 9700, page 289; of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4349 Chesney Glen Drive, Hermitage, TN 37027
(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 covenants and binds 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 26th day of April, 2002.

Jeremy Brazzell

Hope D. Parish Brazzell

STATE OF Tennessee

COUNTY OF Williamson

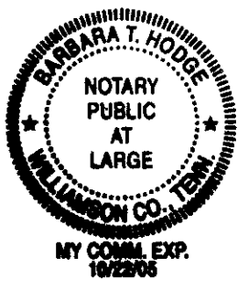
Before me, the undersigned Notary Public, personally appeared Jeremy Brazzell and wife Hope D. Parish Brazzell who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 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