Davidson County DEEDWARR
Recvd: 05/02/02 08:25 2pgs
Fees:13.00 Taxes:436.23

20020502-0053788

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

X Sonya G. Flanagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF April, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya G. Flanagan 1029 Tonyawood Drive Old Hickory, TN 37138	Countrywide Home Loans 1800 Tapo Canyon, MSN SV79 Simi Valley, CA 93063-6712	Map 63-16-B Parcel 164.CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Estate of Monica Jeanne Huffman by Mary Elizabeth Huffman White, Administrator

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sonya G. Flanagan, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 246 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), OF RECORD IN PLAT BOOK 6900, PAGES 550, 551 AND 552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MONICA JEANNE HUFFMAN, UNMARRIED, BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., DATED MAY 28, 1996, AND OF RECORD IN BOOK 10074, PAGE 639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MONICA JEANNE HUFFMAN HAS SINCE DIED.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Pages 550-552, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front and rear of property; a 5' minimum building setback line along both sides of property; a 10' utilities and drainage easement along the rear of property; and a 5' utilities easement along the front of said property.
3) Property is subject to Public Utilities easement granted to Metro Government of record in Book 8657, Page 179, Register's Office for Davidson County, Tennessee.
4) Property is subject to Common Areas Easement granted to Hampton Park Home Owners Association of record in Book 8207, Page 276, Register's Office for Davidson County, Tennessee.
5) Property is subject to Hampton Park (formerly Chitwood Downs) Planned Unit Development, of record in Book 6900, Pages 550, 551, and 552, Register's Office for Davidson County, Tennessee, and the By-laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
6) Property is subject to Restrictive Covenants of record in Book 7351, Page 852, amended in Book 7431, Page 204, Book 7451, Page 725, Book 7451, Page 739, Book 8181, Page 112, and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
7) Property is subject to Charter of record in Book 8517, Page 762, and amended in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1029 Tonyawood Drive, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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(s) this ~~15th~~ 29th day of April, 2002.

Mary Elizabeth Huffman White (Administrator)
Mary Elizabeth Huffman White, Administrator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Elizabeth Huffman White, Administrator for the Estate of Monica Jeanne Huffman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th~~ 29th day of April, 2002.

Susan Feasley E
NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076