FILE BOX 19B
02-4-19-D

Davidson County DEEDWARR
Recvd: 05/15/02 15:23 3pgs
Fees:18.00 Taxes:453.25

20020515-0059877

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/28/03
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Stephen F. Sparks 3621 Burwick Place Antioch, TN 37013	Bank of America, N.A. 2059 Northlake Pkwy. Tucker, GA 30084	Map 151.01-A Parcel 37.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,

Debra A. Taylor, unmarried

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

Stephen F. Sparks, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF CHATHAM POINTE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 444-447, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED DEBRA A. TAYLOR-TRIMBLE, UNMARRIED, BY DEED FROM NELSON/PUNCOCHAR/HARDING, A TENNESSEE GENERAL PARTNERSHIP, DATED DECEMBER 19, 1994, AND OF RECORD IN BOOK 9553, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO DEBRA A. TAYLOR BY QUITCLAIM DEED FROM BRENDA J. FISHER, TRUSTEE, DATED OCTOBER 17, 1997, AND OF RECORD IN BOOK 10655, PAGE 888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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, Page 444-447, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front and rear of said lot, a 5' minimum building setback line along the south side of said lot, a 10' utilities and drainage easement along the rear and north side of said lot, and a 2½' X 25' utility anchor easement over the southeast of said lot.
3) Property is subject to Restrictive Covenants contained in Book 7538, Page 792, and amended in Book 7599, Page 812, and Book 8667, Page 381, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for sewer-waterlines granted to Metro Government of record in Book 7748, Page 440, said Register's Office.
5) Property is subject to Chatham Pointe Planned Unit Development, of record in Book 6900, Pages 444-447, 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, of record in Book 8679, Page 446, said Register's Office.
6) Property is subject to an easement for common areas granted to Chatham Pointe Homeowners Association of record in Book 7683, Page 718, said Register's Office.
7) Property is subject to Charter of record in Book 7597, Page 977, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3621 Burwick Place, Antioch, TN 37013
(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

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 24th day of April, 2002.

Debra A. Taylor

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF
COUNTY OF

Personally appeared before me, Debra A. Taylor, unmarried, 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 24th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 3-24-06

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