Bk/ 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/02 16:00 2pgs
Fees:13.00 Taxes:736.30

20020529-0065354

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,000.00.

Steve Guillory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF May, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 18352

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steve Guillory 5149 Millbrook Drive Nashville, TN 37221	Same	115-15-A-113-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TINA MARIE FLOYD, an unmarried person**, called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **STEVE GUILLORY,** hereinafter called **"GRANTEES,"** 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 Lot No. 113, on the Plan of Stonemeade, Section II, as of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tina Marie Floyd, by deed from James W. Carell, of record in Instrument No. 200003310032481, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee.
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Stonemeade, and the By-Laws appended thereto, of record in Book 7701, page 290; Book 8349, page 43: Book 8517, page 992 and Book 8810, page 840, Register's Office for Davidson County, Tennessee.
5. Charter of the Stonemeade Homeowner's Association, of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.
6. Subject to the rights of others in and to the common areas.
7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 5149 Millbrook Drive, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of May , 2002.

Tina Marie Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 29, 2002, before me personally appeared Tina Marie Floyd, me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 29th day of May, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 25, 2003