Davidson County DEEDWARR
Recvd: 06/03/02 10:49 2pgs
Fees:13.00 Taxes:466.20

20020603-0066568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of May, 2002.

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 03-26-05

Notary Public

My Commission Expires: 3/26/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth Bargers
2529 Treetop Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 149-060-106.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Gerard Spears,** hereinafter referred to as Grantor, hereby transfers and conveys to **Kenneth Bargers, unmarried,** hereinafter referred to as Grantee, his 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. 14 on the Plan of Oakwood Subdivision, Phase Five, of record in Book 7900, page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric Gerard Spears, unmarried, by deed from Centex Homes, Inc. of record in Book 8882, page 223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 400, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5612, page 255; Book 9781, page 987; Book 7981, page 478; Book 8038, page 838; Book 8313, page 17; Book 9237, page 1; and Book 10650, page 785, Register's Office for Davidson County, Tennessee.

*

The above described property is not and has never been the primary residence of the grantor.

HOA Charter of record in Book 7954, page 508; Book 7981, page 474; and Book 8013, page 624, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8038, page 836; and Book 10658, page 591, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 2529 Treetop Drive, Antioch, Tennessee 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 23rd day of May, 2002.

Eric Gerard Spears

Eric Gerard Spears

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 Eric Gerard Spears, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2002.

Notary Public

My Commission Expires: 11.2005