Davidson County DEEDWARR
Recvd: 06/05/02 10:16 2pgs
Fees:13.00 Taxes:614.20

20020605-0067986

REBECCA A. COSTANZA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynette J. Hornbaker-Vogt	Chase Manhattan Mortgage Corp	Map: 173-217.00
(NAME)	(NAME)	
713 Kelsey Court	10151 Deerwood Park Blvd	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Jacksonville, FL. 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GREGORY PRESLEY AND LUCRETIA PRESLEY, HUSBAND AND WIFE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LYNETTE J. HORNBAKER-VOGT, MARRIED, 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 all of Lot No. 45, Section Two, Stanford Village, as shown by plat appearing of record in Instrument No. 20010226-0017614, 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 Gregory Presley and Lucretia Presley, husband and wife by Warranty Deed of record in Instrument No. 20011210-0136005, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Instrument No. 200002030011283 as amended and restated in Instrument Nos. 200002280019107 and 200003010020280 and as supplemented in Instrument Nos. 20010319-0026310 and 20020123-0009420; By-Laws in Instrument No. 200002170016311; Charter of Stanford Village Homeowners Association in Instrument No. 200002170016310; Right-of-Way Deeds to Davidson County in Book 2739, page 637 and in Book 2740, page 181; Easement for Gulf Interstate Gas Transmission Line in Book 2590, page 545, Minute Book 125-A, page 539 and partially released in Book 11208, page 14; Easement for Sanitary Sewers and/or Storm Drainage in Book 9466, page 794 and in Book 11517, page 992; Right-of-Way Agreement to Columbia Gulf Transmission Company in Book 4218, page 425 as re-recorded in Book 4229, page 43 and partially released in Book 11208, page 14; Right-of-Way Easement in Book 11263, page 506; Agreement Regarding Use of Property for Flood Plain Calculation in Book 11493, page 254; and, any and all matters as shown on plat of record in Instrument No. 20010226-0017614; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 713 Kelsey Court, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 31st day of May, 2002.

Gregory Presley by Lucretia Presley Attorney in Fact

Gregory Presley By: Lucretia Presley, Attorney-in-Fact.

Lucretia Presley

Lucretia Presley

STATE OF Tennessee

COUNTY OF Davidson

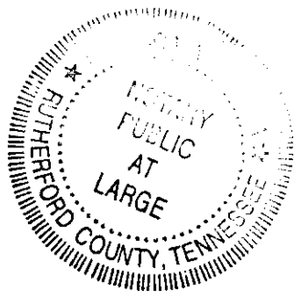
On this 31st day of May, 2002, before me personally appeared Lucretia Presley , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Gregory Presley and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. * _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 31st day of May, 2002.

* 20020605-0067985

Notary Public Rebecca A.Dohoda

My Commission Expires: 05/15/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217