Davidson County DEEDWARR
Recvd: 06/07/02 10:57 2pgs
Fees:13.00 Taxes:906.13

20020607-0069592

BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~

(AFFIX SEAL)

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Darlene Atkinson	New Owner	Map: 155-16-0-A-143.00
(NAME)	(NAME)	Parcel:
5820 Deer Estates Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM J. CLENDENING AND LARA A. RACSTER, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto WANDA DARLENE ATKINSON, _____, hereinafter called the GRANTEE(S), 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. 249 on the plan of Traceside, Section Five, of record in Plat Book 9700, page 269, (erroneously referred to as Plat Book 9700, page 125 in the previous Deed of record) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Clendening and Lara A. Racster by Warranty Deed of record in Book 10516, page 45, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 9236, page 504, as amended in Book 9435, page 493, and Book 9677, page 675; Easement for Transmission Lines in Book 4181, page 378; Articles of Incorporation for Homeowner's Association in Book 9668, page 894; By-Laws in Book 9668, page 899; Landscape Agreement in Book 10355, page 859; Quitclaim Deeds conveying "Open Space" area in Instrument Nos. 200003290031447, 200003290031448, and 200003290031449; Waterline Easement in Book 3533, page 299, as amended and restated in Book 9306, page 279; Easement in Book 751, page 401, book 9667, page 848 and re-recorded in Book 9669, page 572; Surveyor's Certificate of Correction in Book 9956, page 22; and, any and all matters as shown on the plan of record in Plat Book 9700, page 269, all of record in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as 5820 Deer Estates Drive, Nashville, TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 30th day of April, 2002.

William J. Clendening

Lara A. Racster

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William J. Clendening and Lara A. Racster who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2002.

Notary Public

My Commission Expires: 6/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027