Davidson County DEEDWARR
Recvd: 06/20/02 11:12 2pgs
Fees:13.00 Taxes:587.93

20020620-0074573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00.

Mary W. Terrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

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
Mary W. Terrell		Map: 172-15-A-187
(NAME)	(NAME)	
4009 Bryce Road	New Owner	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, WILLIAM BERNARD TABERS AND WIFE, DORIS J. TABERS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MARY W. TERRELL, hereinafter called the GRANTEE, her 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. 135, Section Eleven, Holt Woods, as shown by plat appearing of record in Plat Book 9700, page 408, 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 William Bernard Tabers and wife, Doris J. Tabers by Warranty Deed of record in Book 10699, page 321, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22 and in Book 10469, page 57; By-Laws in Book 9570, page 13; Charter for Holt Woods Homeowners Association in Book 9570, page 5; Sewer and/or Storm Drainage Easement in Book 10316, page 585; Boundary Plat in Book 7900, page 668; and, any and all matters as shown on plat of record in Plat Book 9700, page 408; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4009 Bryce Road, Nashville, TN 37211
(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 14th day of June, 2002.

William Bernard Tabers

Doris J. Tabers

20020620

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William Bernard Tabers and wife, Doris J. Tabers 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 14th day of June, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

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