Davidson County DEEDWARR
Recvd: 06/26/02 08:59 2pgs
Fees:13.00 Taxes:510.60

20020626-0076544

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00
X Cheryl E Barton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19 DAY OF June, 2002.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cheryl E. Barton<br>3012 Lake Drive<br>Hermitage, TN 37076 | Countrywide Home Loans, Inc<br>2021 N. Gallatin Rd., #292<br>Madison, TN 37115 | Map 86-14, Group B<br>Parcel 2.CO |

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, we,

**Thomas A. Kent and wife, Melanie Kent**
MK

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Cheryl E. Barton, unmarried**

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 Lot No. 2 on the Revised Final Plan of Lots 1 to 4, Fleetwood Subdivision, Phase One, as of record in Plat Book 7900, Page 318, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas A. Kent, single, by Warranty Deed from James B. Bright and wife, Helen M. Bright, dated October 14, 1999, and of record in Book 11709, Page 469, Register's Office for Davidson County, Tennessee. Thomas A. Kent having since married. Melanie Kent joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to Storm Water Detention Agreement of record in Book 7401, Page 629, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed Establishing Fleetwood Subdivision Planned Unit Development, of record in Book 7900, Page 318, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restriction as contained therein, of record in Book 7171, Page 4, said Register's Office.
4) Property is subject to Charter of record in Book 7114, Page 370, Register's Office for Davidson County, Tennessee.
5) Property is subject to Restrictive Covenants contained in Book 7170, Page 987, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3012 Lake Drive, Hermitage, TN 37076
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand(s) this 19th day of June, 2002.

Thomas A. Kent

Melanie Kent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas A. Kent and wife, Melanie Kent, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076