Davidson County DEEDWARR
Recvd: 07/02/02 14:11 2pgs
Fees:13.00 Taxes:516.52
20020702-0079521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

Notary Public

My Commission Expires: 11.22.05

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:
Mistye A. Martin
3648 Seasons Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Countrywide Home Loans Inc.
P.O.Box 10212, Van Nuys, CA 91410-0212

MAP-PARCEL NUMBERS:
150-120-A-090.00 co

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, **Tonia Faye Hogue,** now known as Tonia Faye Gregg, married*, hereinafter referred to as Grantors, hereby transfers and conveys to **Mistye A. Martin,unmarried,** hereinafter referred to as 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. 609 on the Plan of Phase V-A, Somerset, of record in Book 7900, Page 399, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tonia Faye Hogue by Quitclaim Deed from Dewitt Auvie Hogue, Jr. of record in Instrument No. 2000 070500 66718, Register's Office for Davidson County, Tennessee.

Said property was conveyed to Dewitt A. Hogue and wife, Tonia F. Hogue by Deed from Phillips Builders, Inc. of record in Book 9043, page 437, said Register's Office.

*Michael Morrow Gregg, husband of Tonia Faye Gregg, joins in this instrument to convey any and all marital interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 399, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, and Book 10404, Page 641, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7619, Page 679, Book 9509, Page 363, and Book 9647, Page 472, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7661, Page 37, Register's Office for Davidson County, Tennessee.

Conveyance of common area of record in Book 7768, page 455, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

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 GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3648 Seasons 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **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 my hand this 28th day of June, 2002.

Tonia Faye Gregg

Tonia Faye Gregg

Michael Morrow Gregg

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 Tonia Faye Gregg and Michael Morrow Gregg a with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-11-05

05585-BP