Davidson County DEEDWARR
Recvd: 07/17/02 11:09 2pgs
Fees:13.00 Taxes:525.40

20020717-0086091

CAROL A. LANG NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 6-6-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES:

(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
Melvin Reece Dean, Jr. and wife, Mary Ann Dean	The Farmers Bank	Map: 142-7-C
(NAME) 302 Reasonover Green	(NAME) P.O. Box 657	Parcel: 10.00 CO
(ADDRESS) Nashville TN 37221	(ADDRESS) White House, TN 37188	
(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, JOE M. HACKNEY AND WIFE, SUSAN M. HACKNEY AND GAIL H. RICH, NOW KNOWN AS GAIL RICH-JOHNSON AND HUSBAND, SAMUEL H. JOHNSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MELVIN REECE DEAN, JR. AND WIFE, MARY ANN DEAN, 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 Unit 10-B of Ashley Green, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said until;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed:

Being the same property conveyed to Joe M. Hackney and Gail H. Rich, as joint tenants in common, with a life estate to Nancy M. Hackney, by Quitclaim Deed of record in Book 9022, page 477, Register's Office for Davidson County, Tennessee. Nancy M. Hackney having since died.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Subject to Master Deed of record in Book 7184, page 44; By-Laws of record in Book 7184, page 71;
Certificate of Corrections and Affiadavit of record in Book 7467, page 279; Amendment of record in Book 7482, page 312; Sewer Easement of record in Book 5374, page 511; Easement for Highway purposes of record in Book 5407, page 643; Easement appurtenant for purposes of providing sewer of record in Book 6483, page 907, and, any and all matters of record on the Revised Boundary Plat of Ashley Green of record in Plat Book 6900, page 978; all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 302 Reasonover Green, 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 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 5th day of July, 2002.

Joe M. Hackney, by Gail Rich Johnson, atty in fact

Joe M. Hackney, by Gail Rich-Johnson, Attorney-In-Fact

Susan M. Hackney, by Gail Rich Johnson, atty in fact

Susan M. Hackney, by Gail Rich Johnson, Attorney-In-Fact

Gail Rich Johnson

Gail Rich-Johnson

Samuel H. Johnson

Samuel H. Johnson

STATE OF Tennessee

COUNTY OF Davidson

On this 5th day of July, 2002, before me personally appeared Samuel H. Johnson and Gail Rich-Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that Gail Rich-Johnson is the attorney-in-fact of Joe M. Hackney and wife, Susan M. Hackney and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 5th day of July, 2002.

Carol A. Young

Notary Public

CAROL A. [illegible] NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: _____

My Commission Expires 6-6-06

(SEAL)

Mail After Recording To:

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