20022025

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,400.00 SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of August, 2002. MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE WILLIAMSON CO. MARILYN PAINTER
MY COMMISSION EXPIRES: FEBRUARY 13, 2005

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Michelle Hairston	GMAC Mortgage Corporation	Map: 162-16-0-D-45.00CO
(NAME) 5433 Reagan Run	(NAME) 6 Cadillac Drive, Suite 150	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Brentwood, TN 37027	
(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, TOMMY R. ELDERS, JR. AND WIFE, SHANNON R. ELDERS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SONYA MICHELLE HAIRSTON, 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 all of Lot No. 53, Section Two, Honey Brook Subdivision, as shown by plat appearing of record in Plat Book 7900, page 297, also of record on Boundary Plat 7900, page 242, 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 Tommy R. Elders, Jr. and Shannon R. Smith, both unmarried persons, by Warranty Deed of record in Book 11286, Page 521, Register's Office for Davidson County, Tennessee. The said Tommy R. Elders, Jr. and Shannon R. Smith having since married. Shannon R. Smith is now known as Shannon R. Elders.

This conveyance is subject to the following:
This conveyance is subject to Restrictive Covenants of record in Book 8289, page 145; amended in Book 8298, page 198; and Book 8434, page 447; By-Laws of record in Book 8289, page 165; Charter of Homeowner's Association of record in Book 8298, page 200; Quitclaim Deed conveyance of Common Area of record in Book 8398, page 457; Boundary Plat of record in Book 7900, page 242; and, any and all matters of record as shown on the plan in Plat Book 7900, page 297, all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5433 Reagan Run, Antioch, TN 37013
(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 6th day of August, 2002.

Tommy R. Elders, Jr.

Shannon R. Elders

Davidson County DEEDWARR
Recvd: 08/09/02 10:20 2pgs
Fees:13.00 Taxes:637.88
20020809-0096251

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Tommy R. Elders, Jr. and Shannon R. Elders 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 6th day of August, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

MARILYN PAINTER
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: FEBRUARY 13, 2005

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064