RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/02 15:49 2pgs
Fees:13.00 Taxes:808.45

20020823-0102487

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,500.00

Kay J. Artibee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF August 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18682SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kay J. Artibee 7037 Allens Lane Nashville, TN 37221	NEW OWNER	155-03-0-D-074.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEBBY M. PAGE AND HUSBAND, MICHAEL R. PAGE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **KAY J. ARTIBE,** unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Allens Green, First Revision, Section Two, as of record in Book 9700, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debby M. Page, married, by Deed from Zaring Homes, Inc., of record in Book 10474, page 981, Register's Office for Davidson County, Tennessee.

Michael R. Page, husband of Debby M. Page, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The Plan of record in Book 9700, page 109, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 5 foot minimum building setback line from the westerly and easterly lot line, and a 20 foot minimum building setback line from the rear lot line, a 20 foot minimum building setback line and N.E.S. easement from Allens Lane; and
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Allens Green, First Revision, and the By-Laws appended thereto, of record in Book 9231, page 789, Register's Office for Davidson County, Tennessee; and

5. Conveyance of common areas to Homeowner's Association, of record in Book 11411, page 193, Register's Office for Davidson County, Tennessee; and
6. Storm water detention agreement of record in Book 9278, page 36, Register's Office for Davidson County, Tennessee; and
7. P.U.D. Boundary Plat, of record in Book 7900, page 585, Register's Office for Davidson County, Tennessee; and
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 7037 Allens Lane, Nashville, TN 37221.

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 do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 15th day of August, 2002.

Debby M Page by Michael Page AIF
DEBBY M. PAGE by MICHAEL R. PAGE
As Attorney-In-Fact

Michael R Page
MICHAEL R. PAGE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 15, 2002, before me personally appeared Michael R. Page to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this August 15th, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named MICHAEL R. PAGE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of DEBBY M. PAGE as the free act and deed of the within named DEBBY M. PAGE.

Witness my hand and official seal, this August 15th, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003