Dav. Co. File Box 14-A

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 12/12/04

(AFFIX SEAL)

jtc file no. 15348-1

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Ralph D. Derksen et ux	Countrywide Home Loans, Inc.	Map: 064-16-0-D
(NAME) 1721 Stone Hollow Ct.	~~7105 Corporate Blvd./#180~~ P. O. Box 660694	Parcel: 11.00 CO
(ADDRESS) Hermitage TN 37076	~~Brentwood, TN 37027~~ Dallas, TX 75266-0694	
(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, ROCKY CHAMBERS AND KATHY S. CHAMBERS, HUSBAND AND WIFE hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RALPH D. DERKSEN AND JANE A. DERKSEN * 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:
* husband and wife

Land in Davidson County, Tennessee, being all of Lot No. 214, Section One, Truxton Park, as shown by plat appearing of record in Instrument No. 20001026-0106272, 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 Rocky Chambers, a married man, by Warranty Deed of record in Instrument No. 20010503-0045274, Register's Office for Davidson County, Tennessee.

Kathy S. Chambers, wife of Rocky Chambers, hereby joins in this conveyance and conveys any and all interest she may have in said property, including, but not limited to the marital interest, to the grantees.

Restrictive Covenants of record in Instrument Nos. 20001030-0107559, 20001011-0100896, 20010522-0052910 and as amended in 20020123-0009419; By-Laws in Instrument No. 20001101-0108604; Utility Easement in Book 4910, page 838; Ingress/Egress in Book 5699, page 537; Storm Water Detention Agreement in Instrument No. 20000824-0083612; Charter for Homeowners' Association in Instrument No. 20001101-0108603; Sanitary Sewer and/or Storm Water Easement in Instrument No. 20001208-0121300; Easement Agreement in Book 7877, page 328 and in Book 8632, page 146; and, any and all matters as shown on plat of record in Instrument No. 20001026-0106272; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Unimproved ( )
This is improved (X) property, known as 1721 Stone Hollow Ct., 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 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 20th day of August, 2002.

Rocky Chambers

Kathy S. Chambers

Davidson County DEEDWARR
Recvd: 08/27/02 08:56 2pgs
Fees:13.00 Taxes:463.98

20020827-0103275

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Rocky Chambers and wife, Kathy S. Chambers 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.

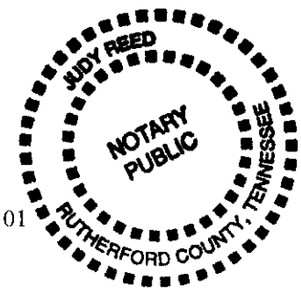
Witness my hand and official seal, this 20th day of August , 2002.

Judy Reed

Notary Public

My Commission Expires: 02/20/06

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130