Davidson County DEEDWARR
Recvd: 08/29/02 13:05 2pgs
Fees:13.00 Taxes:363.34

20020829-0104764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,200.00.

Affiant

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia S. Berkitt	CTX MORTGAGE COMPANY, LLC	Map: 108-16-184.00
(NAME) 1024 Pleasant View Drive	(NAME) P. O. Box 199114	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Dallas, TX 75219-9114	
(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, RICHARD T. SMITH AND WIFE, MARY M. SMITH, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ALICIA S. BERKITT, 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. 10B, Zone Lot Division Lots 10, 11, 12, 14, 24, 26, 34, Sect. One of Percy Priest Woods, as shown by plat appearing of record in Plat Book 5200, page 472 as amended in Plat Book 5200, page 652, 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 Richard T. Smith and wife, Mary M. Smith by Warranty Deed of record in Book 10134, page 767, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5200, page 472, Book 5200, page 652, Book 5984, page 865, Book 6020, page 270, Book 6353, page 307, Book 6560, page 667, Book 6097, page 11 and in Book 6250, page 370; Easement for Right-of-Way in Book 6071, page 491; Easement for Sanitary Sewer and/or Storm Drainage in Book 6095, page 803; Deed of Conveyance for Water Main in Book 6147, page 886, Book 7430, page 196 and in Book 7430, page 201; Deed of Conveyance for Sanitary Sewer in Book 6147, page 893, Book 7430, page 163 and in Book 7430, page 167; Easement for Right-of-Way to Pleasant View Drive in Book 6071, page 491; and, any and all matters as shown on plat of record in Plat Book 5200, page 472 as amended in Plat Book 5200, page 652; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1024 Pleasant View Drive, Nashville, TN 37214
(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 28th day of August, 2002.

Richard T. Smith

Mary M. Smith

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Richard T. Smith and wife, Mary M. Smith 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 28th day of August, 2002.

Kimberly A. Baez
Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075