Davidson County DEEDWARR
Recvd: 09/16/02 09:22 2pgs
Fees:13.00 Taxes:406.96
20020916-0112102

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WARRANTY DEED

This Indenture made this **2nd** day of **August, 2002** between **Ole South Properties, Inc., ,** GRANTOR, and **Jeremy Scottie Blackfox, an unmarried man, and Lori Nichole Swancey, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 51 of Phase 2, Villages of Long Hunter,a Planned Unit Development of record in Plat Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.

~~Being the same property conveyed to the within named grantors by Warranty Deed of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.~~

Being a portion of the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Cason Lane Development Partners of record in Instrument Number 20020604-0067308, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20010331-0056382, Register's Office for Davidson County, Tennessee.

Subject to all HOA matters of record in Instrument Number 20010531-0056383 and 20010531-0056381, Register's Office for Davidson County, Tennessee.

Subject to easements of record Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Book 8358, page 91; Book 8358, page 94; Instrument Number 20000906-0088272; Instrument Number 2000103-00107415; Book 1115, page 302; Book 1107, page 457; and Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1017 Windsor Brook Place, Antioch,Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **2nd** day of **August, 2002.**

V.P. 8/2/02

Ole South Properties, Inc.

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Case with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Vice President of the Ole South Properties, Inc., and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained by signing the name of Ole South Properties, Inc. by him/her self as Vice President. Witness my hand and official seal this 2nd day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $109990

Affiant

Subscribed and sworn before me this 2nd day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Jeremy Scottie Blackfox
1017 Windsor Brook Place
Antioch, Tennessee 37013

Send Tax Bills to:
Suntrust Bank
201 Fourth Avenue North 7th Floor
Nashville, Tennessee 37219

Map & Parcel Number:

Part of Map 151 Group 00-0 Parcel 100