This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY/Greenway Title Inc.,
425 West College Street
Murfreesboro, Tennessee 37130

Return to

ADDRESS NEW OWNER:
Jason M. Mayo
7141 Legacy Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP	**182-6**
GROUP	**A**
PARCEL	**78**

Davidson County DEEDWARR
Recvd: 09/20/02 16:04 2pgs
Fees:13.00 Taxes:462.13
20020920-0115196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Greenvale Construction, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason M. Mayo and wife, April Y. Mayo,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 78, OLD HICKORY HILLS, SECTION ONE, according to plat and survey of same appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Corporation, by deed of record in Instrument No. 20020522-0062214, Register's Office for Davidson County, Tennessee.

Plat and survey of record in Instrument No. 20011023-0115382, discloses a minimum building setback line; a Storm Water Detention Agreement in Instrument No. 20010306-0021333; an easement to United Telephone Company in Instrument No. 20020123-0009339; a Sewer and/or Storm Drainage easement in Instrument No. 20001030-0107214; a Charter for Homeowners Association in Instrument No. 20020123-0009417, of the said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20020116-0006750, of the said Register's Office.

This is improved property known as 7141 Legacy Drive, 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 GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 the 16th day of September, 2002.

Greenvale Construction, LLC, a Tennessee Limited Liability Company

By: M. Shane McFarland, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **M. Shane McFarland** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Agent** of **Greenvale Construction, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 16th day of September, 2002.

Michelle Elise Sansing
NOTARY PUBLIC

MICHELLE ELISE SANSING Notary At Large RUTHERFORD COUNTY TN

My Commission Expires: 5/23/2005

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $124,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2002.

Michelle Elise Sansing
NOTARY PUBLIC

My Commission Expires: 5/23/2005

MICHELLE ELISE SANSING Notary At Large RUTHERFORD COUNTY TN