BOX 15

PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 10/07/02 15:45 2pgs
Fees:13.00 Taxes:490.25

20021007-0122079

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **October, 2002** between **NANCY ELIZABETH WILLIAMS** ,*GRANTOR, and **BRIAN H GENTRY, an unmarried man, and MARY LYNN SWAIN, an unmarried woman** , GRANTEE.
* unmarried

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 183, Phase I on the Plan of Oak Highlands of record in Plat Book 6900, Pages 432, 433, 434 and 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nancy Elizabeth Williams by Warranty Deed from Timothy A. Hutcherson and wife, Lori A. Hutcherson, executed on 6/8/92, filed for record on 6/10/02, of record in Book 8648, Page 201, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 7350, Page 24, Book 7367, Page 587, Book 8765, Page 77, Instrument # 200004280042354, Instrument # 20020725-0089130 and Instrument # 20020725-0089131; any and all matters in the plat of record in Plat Book 6900, Page 432-435; Charter for HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100; Deed of Conveyance of record in Book 7748, Page 408, 412, 448, and 453, Book 7893, Page 334; Sanitary Sewer Easement of record in Instrument #20001002-0097138 and 20001002-0097139; Easement for Ingress & Egress of record in Book 1318, Page 518; Quitclaim Deed for Common Area to HOA of record in Instrument #200005020044049 and Book 7437, Page 697; Storm Water Detention Agreement of record in Book 7189, Page 379; By Laws of record in Book 7367, Page 615 and Book 8765, Page 90; "and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Nancy Elizabeth Williams

NANCY ELIZABETH WILLIAMS
Signature of Seller

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY ELIZABETH WILLIAMS, unmarried, the within names bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 01st day of October, **2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

Name and Address of Property Owner:

BRIAN H GENTRY and MARY LYNN SWAIN
4920 ALEXIS DRIVE
ANTIOCH, TN 37013

Property Address:

4920 ALEXIS DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

WELLS FARGO HOME MORTGAGE
4456 CORPORATION LANE #100
VIRGINIA BEACH, VA 23462

Parcel #: 173-04-0-A
#1830.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$132,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Angela Roberts
Affiant

Sworn to and subscribed before me, a Notary Public, this 01st day of October, **2002.**

LARRY N. WESTBROOK NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 2/25/06

BALDWIN LAND TITLE, PLLC
717 OLD HICKORY BLVD.
BRENTWOOD, TN 37027