Davidson County DEEDWARR
Recvd: 10/08/02 16:46 2pgs
Fees:13.00 Taxes:560.55

20021008-0123055

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$151,500.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF September, 2002.

|NOTARY PUBLIC

|MY COMMISSION EXPIRES: 2/8/04
|My Commission Expires
|(AFFIX SEAL)

NOTARY PUBLIC LARGE SOMERVELL COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma Padgett & Clarence E. Howard 620 Topeka Drive Hermitage, TN 37076	Franklin American Mtg. Co. 501 Corporate Centre Dr. Suite 400, Franklin, TN 37064	Map 75.08 Parcel 73

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, we,

James D. Netherton and Alma R. Padgett, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alma Padgett, unmarried, and Clarence E. Howard, unmarried, as tenants in common with right of survivorship

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 LOT NO. 218 ON THE MAP OF TULIP GROVE SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. NETHERTON, UNMARRIED, BY DEED FROM SUE ANNE BART BUSBY AND HUSBAND, BRUCE WILLIAM BUSBY, SR., DATED DECEMBER 16, 1998, AND OF RECORD IN BOOK 11261, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO JAMES D. NETHERTON AND ALMA R. PADGETT, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JAMES D. NETHERTON, UNMARRIED, BY KATHY J. BYERS, TRUSTEE, DATED DECEMBER 17, 1998, AND OF RECORD IN BOOK 11295, PAGE 742, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is not the principal residence of the James D. Netherton.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat book 4175, Page 12, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of said lot, and a 10' utilities and drainage easement along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 4228, Page 457, said Register's Office.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 620 Topeka Drive, 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 we do covenant with the 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 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 hand(s) this 30th day of September, 2002.

James D. Netherton

Alma R. Padgett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James D. Netherton and Alma R. Padgett, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076