03

Realty Title 484

Davidson County DEEDWARR
Recvd: 10/09/02 08:57 2pgs
Fees:13.00 Taxes:764.05

20021009-0123163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2002.

Notary Public

My Commission Expires: 3/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sherry Lowe
5724 Sterling Oaks Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O. Box 5137
Des Moines, IA 50306-5137

MAP-PARCEL NUMBERS:
Map & Parcel: 172-05-0-B-004CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dana C. Parsons, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Sherry K. Lowe, unmarried** hereinafter referred to as 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. 4 on the Final Plat of Sterling Oaks, Phase I, as of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dana C. Parsons, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11728, Page 259, Register's Office for Davidson County, Tennessee, dated October 29, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10951, Page 547, and Book 11514, Page 959, Register's Office for Davidson County, Tennessee.

Easement Sanitary Sewer and Storm Drainage of record in Book 7250, Page 755, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.

Prior Plats of record in Book 9700, Page 770, and Book 4600, Page 99, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10951, Page 587, Register's Office for Davidson County, Tennessee.

Possible Judgement for Sherry K. Lowe of record in Book 10491, Page 805, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5724 Sterling Oaks Drive, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of September, 2002.

Dana C Parsons

Dana C. Parsons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana C. Parsons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2002.

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

My Commission Expires: 7/29/06

06379-BW