Davidson County DEEDWARR
Recvd: 10/11/02 09:32 2pgs
Fees:13.00 Taxes:503.20

20021011-0124839

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$136,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|4th DAY OF October, 2002.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7/29/06
| (AFFIX SEAL)

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
David Wade Greer 3421 Parkwood Ct. Hermitage, TN 37076	New Owner	Map 86.14, Group B Parcel 142.CO

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,

Laura H. Sadler, Lisa H. Gillespie by Laura H. Sadler Attorney-in-Fact, and Robert E. Helton, Jr., Devisee under the Will of Nancy Helton

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

David Wade Greer

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:

BEING LOT NO. 92, ON THE FINAL PLAT OF FLEETWOOD SUBDIVISION, PHASE TWO, BEING A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 738 AND 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NANCY S. HELTON, UNMARRIED, BY DEED FROM CRAIG J. CHANTOS AND WIFE, DONNA J. CHANTOS, DATED MARCH 25, 1998, AND OF RECORD IN BOOK 10855, PAGE 547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 6900, Page 738-739, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front and rear of said lot, a 5' minimum building setback line along both sides of said lot, a 15' utilities and drainage easement along the front of said lot, a 12' utilities and drainage easement along the rear of said lot, and a 5' utilities and drainage easement along the East side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 7170, Page 987, and Book 7940, Page 565, Register's Office for Davidson County, Tennessee.
4) Property is subject to Fleetwood Subdivision Phase Two Planned Unit Development, of record in Book 6900, Pages 738-739, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7171, Page 4, said Register's Office.
5) Property is subject to Articles Corp. of record in Book 7114, Page 370, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3421 Parkwood Ct., 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 4th day of October, 2002.

Laura H. Sadler

Lisa H. Gillespie by Laura H. Sadler Attorney-in-Fact
attorney in fact

Robert E. Helton, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura H. Sadler, and Robert E. Helton, Jr., Devisee under the Will of Nancy Helton, 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 4th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura H. Sadler, Attorney-in-Fact for Lisa H. Gillespie, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lisa H. Gillespie for the purposes therein contained.

WITNESS my hand and official seal this 4th day of October, 2002

NOTARY PUBLIC

My Commission Expires:

11-26-2002

PLEASE RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212