Davidson County DEEDWARR
Recvd: 10/31/02 14:20 2pgs
Fees:13.00 Taxes:467.68

20021031-0133619

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$126,400.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF September, 2002.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/18/03
| (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
Steve & Candida Sakarapanee 5714 Briarwick Ct. Hermitage, TN 37076	New owner	Map 87.5, Group A Parcel 79.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,

Debra D. Lewis, unmarried

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

Steve Sakarpanee and wife, Candida Sakarapanee

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. 80 ON THE PLAN OF FARMINGHAM WOODS, PHASE II, SECTION 2, OF RECORD IN BOOK 7900, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBRA D. LEWIS, MARRIED, BY WARRANTY DEED FROM TIMOTHY W. SAPP AND WIFE, NANCY E. SAPP, DATED JULY 28, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000731-0075419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO DEBRA D. LEWIS, MARRIED, BY QUITCLAIM DEED FROM JAMES E. LEWIS, DATED JULY 28, 2000, AND OF RECORD IN INSTRUMENT NUMBER 2000031-0075422, SAID REGISTER'S OFFICE.

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 7900, Page 424, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front of property; a 15' minimum building setback line along the rear of property; a 5' minimum building setback line along both sides of property; and a 20' utilities and drainage easement along the front of said property.
3) Property is subject to Restrictive Covenants contained in Book 8238, Page 176 and amended in Book 8351, Page 533, Book 8702, Page 528 and Book 8447, Page 635, Register's Office for Davidson County, Tennessee.
4) Property is subject to the Plan of Farmingham Woods, Planned Unit Development, of record in Book 7900, Page 424, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restriction as contained therein.
5) Property is subject to Charter of record in Book 8245, Page 768, and supplemented in Book 8424, Page 426, Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5714 Briarwick 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 my hand(s) this 30th day of September, 2002.

Debra D. Lewis

Debra D. Lewis, unmarried

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Debra D. Lewis, 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: 2/2/04

LORA K. WATTS
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 2/2/04

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